

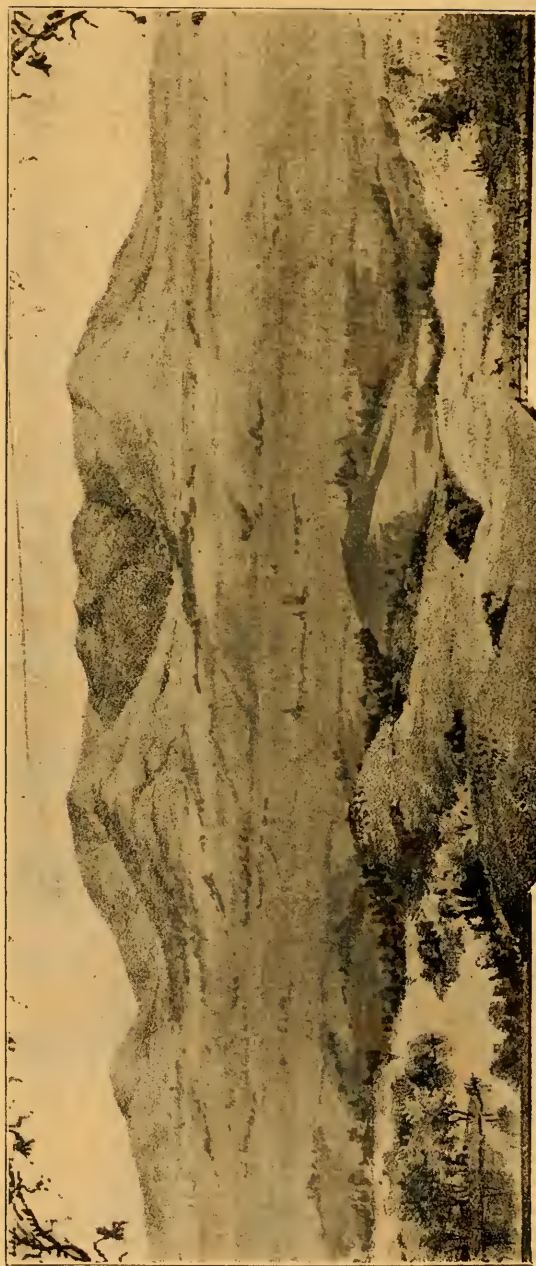


Class F869

Book .R6H8

Copyright No. _____

COPYRIGHT DEPOSIT.





Roubidoux's Ranch

In the 70's

By

ROBERT HORNBECK, Redlands.

Former Correspondent: Rocky Mountain News; Globe-Democrat;
Toledo Blade.



RIVERSIDE:
PRESS PRINTING COMPANY.
1913



COPYRIGHT 1913

By Robert Hornbeck

F869
.R6H8

13-24818

01

\$1.50

©CLA358221

no 1



"It is not merely by magnitude of territory or numbers of inhabitants that the importance of a country is to be measured.

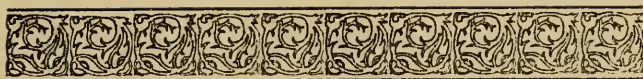
"The wisdom of the institutions, the heroism of actions, the patriotism of the people, constitute the only real passport to immortality.

"It is refreshing to find one instance in which order has co-existed with freedom, social happiness with independence, heavy public burdens with unshaken faith.

"It encourages the pleasing hope that means may yet be found of reconciling the contending interests of society; of elevating labor without destroying property; of affording protection without encouraging license."

—Sir Archibald Alison.





These pages should not be dignified by the name of "history." They may prove of some value to the future historian. It is a matter upon which the writer congratulates himself that as he has grown older he seems to have forgotten much of the evil that men have done and remembers only the good; this alone debars him from the historian's career.

Nevertheless, he is thankful for such a poor memory—the recollections which remain are so much more pleasant.

The principal object of the writer has been to do justice to the pioneers. Philosophical reflections belong to the writers of history, or to the reader himself, who is capable of forming a just estimate if the facts are furnished to him.

The writer frankly confesses that there is not much originality in some of his chapters;





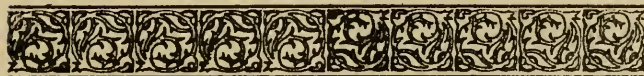
he considered it necessary for his ultimate purpose to draw freely from standard authorities. He claims a little, however, for himself in regard to matters which he saw and in which he had a part.





CONTENTS

I. The First California Boomer.....	9
II. Spanish Colonial Rule.....	20
III. California Under Spanish and Mexican Rule.....	35
IV. Don Juan Bandini and the Jurupa Grant	52
V. California Becomes an American State	67
VI. Louis Roubidoux.....	80
VII. "A Colony for California".....	90
VIII. The First Americans Arrive at River- side.....	104
IX. Discouragements, Failures, Successes	121
X. What Gringos Learned from Greasers	135
XI. Early Churches.....	146
XII. The Navel Orange.....	161
XIII. 1875	172
XIV. A Change of Ownership.....	182
XV. First Newspapers.....	197
XVI. Nothing But Oranges.....	212
XVII. "Floating" a Grant.....	220

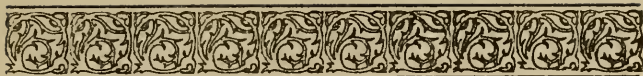




ILLUSTRATIONS

1870	Frontispiece v
Don Juan Bandini.....	56
Louis Roubidoux.....	80
J. W. North.....	96
Dr. J. P. Greves.....	104
Dr. K. D. Shugart.....	128
Mrs. Eliza Tibbetts.....	168
A Sky-scraper of 1878.....	192
How It Looked in 1883.....	200
1883	208
Looking North, 1883.....	216
Looking West, 1883.....	224





CHAPTER I.

THE FIRST CALIFORNIA BOOMER.

The first boomer for California was Hernando Cortes, the Conqueror of Mexico. This remarkable man, worthy to be classed as a warrior and statesman with Alexander and Cæsar, was born in 1485 at Medellin, a town in the province of Estramadura, Spain. It is agreed that he came of poor but honest parents. On his mother's side he was related to Pizarro, the bloodthirsty and rapacious Conqueror of Peru. He had a feeble constitution as a youth, exhibited little fondness for books, and after loitering away two years at college returned home, to the great grief of his father. He showed a great inclination to the military profession, and at the age of seventeen, his father gave up all hopes of making a lawyer out of him and let the





headstrong youth have his own way. About this time, the year 1502, Cortes turned his attention to the New World, where gold as well as glory was to be won. To use his own words, he wished for "great dangers and great wealth."

Just as he was about to embark from Seville with the expedition of Don Nicolas de Ovando, he received a severe injury in a dishonorable adventure which compelled him to remain in Spain some time longer. At length in 1504, when nineteen years old, he sailed from his native land on board a vessel belonging to a small squadron bound for the West Indies. This was the same year in which Queen Isabella died. In due time Cortes reached Hispaniola and at once called to see the Governor whom he had personally known in Spain. That official was absent on a distant expedition, but his secretary assured





Cortes that there would be no doubt about his getting a liberal grant of land to settle upon. "But I come to get gold," replied the bumptious youth, "not to till the soil like a peasant." The Governor finally persuaded him to become a planter; soil and laborers were free gifts from the state. He was also appointed a notary, an office of honor and profit.

In 1511 we find him going with Velasquez to conquer Cuba; he displayed activity and courage and was a favorite with the soldiers. After the subjugation of the island, he became secretary to Governor Velasquez, and had so far overcome his early physical weakness that he was acknowledged to have been handsome. During these years his biographers refer to a number of dishonorable affairs. He finally became engaged to a beautiful lady named Dona Catalina Xuarez, a native

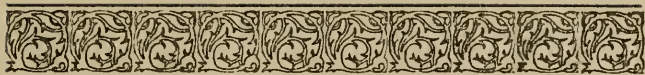




of Granada. She was uneducated and much his inferior, and he seems to have repented his promise, showing no haste to comply with it. He also incurred the enmity of the Governor, who placed him in prison and it is said was disposed to hang him. Cortes escaped and took refuge in a church, claiming sanctuary. He was recaptured owing to his own carelessness, put in irons, and sent to Hispaniola for trial. He again escaped, got almost to shore in a small boat and was saved by his strength as a swimmer. He now married Dona Catalina, the Governor relented, and Cortes again settled down as a planter.

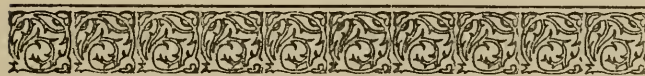
Several quiet years passed, during which occurred Cordova and Grijalva's discoveries of Yucatan and Mexico. Velasquez listened eagerly to proposals for conquest of the country and appointed Cortes commander of





the expedition for that purpose. Cortes embarked his whole fortune in the enterprise, and all he could borrow from his friends. How like the typical boomer! The expedition sailed from Santiago de Cuba in 1519. Cortes incurred the lasting enmity of Velasquez by taking a hasty departure before the Governor had time to recall his commission and instructions, which he contemplated.

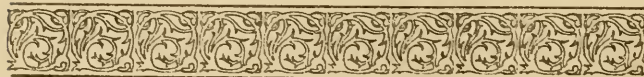
Cortes spent only two years in the conquest of Mexico, during which time he met with some reverses, but such was the prestige of his name that men flocked to his banner. Finally the City of Mexico was taken and destroyed. The whole country quietly submitted. The acts of Cortes were fully confirmed by the Emperor Charles V. He was made Governor, Captain-General and Chief Justice of New Spain, with power to appoint to all offices, civil and military. A liberal





salary was provided. From that time, 1522, the real greatness of Cortes begins as an explorer, discoverer and statesman.

In four years the city of Mexico was entirely rebuilt on a splendid scale, and contained a population of 250,000. The attention of the conqueror was not confined to the capital. He established settlements at every point where conditions seemed to be favorable. Liberal grants of land were made and local self-government instituted. He required every settler, if a married man, to bring over his wife within eighteen months on pain of forfeiting his estate. If he were too poor to do this, the government would assist him. Another law imposed the same penalty upon bachelors who did not provide themselves with wives within the same period. Celibacy was too great a luxury for a young country. Dona Catalina came over from Cuba by operation of these laws.





Cortes recommended that all vessels coming to Mexico from Spain be required to bring over a certain quantity of seeds and plants. He made it a condition of the grants of land that the proprietor of every estate should plant a certain number of vines. No one could get a clear title until he had occupied his land eight years. This was the earliest American Homestead Law. The agricultural resources of the country were augmented by the addition of the most important grains, fruits and vegetables of Europe. The sugarcane, peach, orange, vine, almond and olive, before unknown, flourished under the sun of the tropics.

While thus occupied, Cortes was still furthering great schemes of discovery and conquest. He was prohibited from going south, as everything southward was embraced in Peru. After subjugating Honduras and





Guatemala he turned his attention north and west. At Zacatula, one of his ports on the Pacific, he caused a little fleet to be fitted out, but it was burned in the dock-yard. Promptly he took measures to repair the loss, and caused most of the materials to be transported across the country from Vera Cruz. The principal object of the expedition was the discovery of a strait connecting the Atlantic and Pacific. No such strait was found, but a third voyage of discovery in 1533 discovered the peninsula of Lower California and the gulf, or "Sea of Cortes," as it is still called by the Mexicans. A fourth expedition in 1539 penetrated to the head of the gulf. The officer in charge, Ulloa, sailed back and around on the Pacific side to latitude 29, sent home a vessel with news of his discoveries, and then boldly sailed on to the north, but was never again heard of.





Cortes was almost bankrupted by the expense of these expeditions. They had cost him a sum which was probably \$5,000,000, or more, of present valuation, without any return. He was obliged to borrow money by mortgaging his estates and pawning his wife's jewels. He never succeeded in discharging these debts. However disastrous from a financial point of view, they were glorious in added contributions to science. Prescott says: "In the course of these expeditions, the Pacific had been coasted from the Bay of Panama to the Rio Colorado; the great peninsula of California had been circumnavigated; this vast tract, which had been supposed to be an archipelago of islands, was discovered to be a part of the continent; and its general outline, as appears from maps of the time, was nearly as well understood as at the present day; lastly, the navigator





had explored the recesses of the Californian Gulf, and had ascertained that instead of the outlet before supposed to exist towards the north, this unknown ocean was locked up within the arms of the mighty continent. These were results that might have made the glory and satisfied the ambition of a common man, but they are lost in the brilliant renown of the former achievements of Cortes."

To Hernando Cortes we are therefore indebted for the discovery of California, for the germ of our homestead law, and for the introduction of the vine, the orange and the olive, which have played such an important part in the development of California.

Although Cortes was morally responsible for the enslavement of the Mexican Indians, he wrote thus in his will: "It has long been a question whether one can conscientiously





hold property in Indian slaves. Since this point has not yet been determined, I enjoin it on my son Martin and his heirs, that they spare no pains to come to an exact knowledge of the truth, as a matter which deeply concerns the consciences of each of them, no less than mine." He also enjoins his heirs to refund all tribute paid by his vassal Indians.

Thus Cortes seems to have been an abolitionist about seventy-three years before the introduction of negro slavery into Virginia. The question of the right to hold property in man has long since been settled against that monstrous doctrine. But it is worthy of note that almost three centuries before it became a burning question in our country, it agitated the mind of the mighty Conqueror of Mexico so much that he practically emancipated his slaves and gave them back something of an equivalent for wages.





CHAPTER II.

SPANISH COLONIAL RULE.

The wise and beneficent rule of Cortes was cut short by the home government. It became a maxim of policy in the court of Madrid not to leave such of their subjects, as had effected important discoveries or conquests, time enough to settle themselves in their authority. They were in perpetual fear that the conquerors might think of making themselves independent of the crown. If the Conqueror of Mexico did not give an excuse for adopting such a system, he was at least one of the first victims of it. The unlimited powers he had at first enjoyed were daily curtailed; and in process of time they were so exceedingly restrained that he preferred a private situation to the vain appearance of an authority with the greatest mortification.

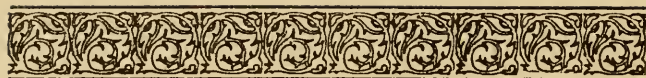




He was even on the point of being seized and sent to Spain, precisely as Columbus had been served. Disgusted and indignant at this premeditated insult, he returned to Spain, where he was received with outward respect and honors, but not allowed to resume his authority in America.

The whole Spanish dominion in America was divided into two great governments: one subject to the Viceroy of New Spain, or Mexico, and the other to the Viceroy of Peru. The jurisdiction of the former extended over all the provinces north of the Isthmus of Panama; that of the latter over all the South American provinces. The inconveniences of this arrangement were felt at an early period and they became intolerable when the remote provinces had increased in population. So wide was the extent of these dominions that many places subject to the jurisdiction





of the viceroys were at such an enormous distances from the capitals in which they resided, that no authority could effectually reach them. Some districts subject to the Viceroyalty of Mexico lay at a distance of 2000 miles from the seat of government. The people in these remote quarters could hardly be said to enjoy the benefits of civil government. The oppression and insolence of petty magistrates were borne in silence, as no redress could be obtained except by a long and expensive journey to the capital. A partial remedy for these evils was at length applied at the beginning of the eighteenth century by the erection of California, Sinaloa, Sonora and New Navarre into a separate government, without, however, the rank of a viceroyalty.


The viceroys of these rich and extensive countries not only represented the person of






their sovereign, but possessed his royal prerogatives in their utmost strength, within the precincts of their own government. Their authority was supreme in every department, civil, military and criminal. They presided over every tribunal, and had the sole right of nominating to offices of the highest importance. The external pomp of their government corresponded to its real dignity and power. The court was formed on the model of that at the Spanish capital, with horse and foot guards. They possessed a household regularly established; numerous attendants and insignia of command, and made a display of pompous magnificence which hardly bore the semblance of delegated authority. The government of Madrid, with characteristic jealousy, being conscious of all this and of the innumerable opportunities the viceroys possessed of amassing





wealth, permitted them to remain in office only a few years; which circumstance only increased their rapacity, and added to the ingenuity with which they labored to improve every moment of power, which they knew was hastening rapidly to a close. They were then succeeded by others, who had the same motives to pursue the same conduct, and being generally chosen out of families of distinction, decayed in fortune, the provinces thus became exhausted by avarice and oppression.

The viceroys were aided in their government by officers and tribunals similar to those in Spain. The administration of justice was vested in courts known by the name of Audiencias. These were eleven in number, dispensing justice to as many districts. Their sentences were final in all cases of property below the value of \$6000; above





this, the case was subject to review, and might be carried by appeal before the Royal Council of the Indies in Spain.

The first object of the Spanish government, after reducing the native Americans to subjection and establishing the colonies in perpetual dependence on the parent state, was to secure a monopoly of their commerce. In order to prevent the colonies from making any efforts in trade or manufacture that might interfere with the business of the mother country, the home government prohibited, by the severest penalties, the establishment of the staple manufactures of Spain, and the culture of the vine and olive. The inhabitants trusted to Old Spain both for articles of luxury and prime necessity. In exchange for these, the colonies sent to Spain the products of their mines and plantations. All that they produced flowed into





the ports of Spain, and nearly all that they consumed issued from them. No foreigner could enter one of the Spanish-American settlements without express permission; foreign vessels were excluded from their ports, and the penalty of death and confiscation was denounced against all who presumed to trade with them. Nor did the jealousy and narrow maxims of the Spanish government stop there. All communication was prohibited between one province and another along the Pacific Ocean, though each of these yielded peculiar productions, which could have been interchanged, to the great promotion of the wealth, industry and happiness of the people. Hostile nations have enjoyed more intercourse with each other than was permitted to the Spaniards of Mexico, Peru, New Granada and Guatemala.

Such is the general outline of the ancient





government of Spanish America—a system dictated by avarice and ambition, selfish and short-sighted, and rendered still more oppressive by superstition. Never, perhaps, was a despotism established with so little regard to the rights of humanity; the natives enslaved, the colonists subjected to the arbitrary will of a constant succession of hungry and rapacious rulers, who preyed upon their vitals with the remorseless greediness of so many vultures; prohibited from supplying their own wants, from intercourse with foreigners or the neighboring colonies of their own countrymen, and obliged to purchase the produce of the mother country at an extravagant price. In order to secure the monopoly at which she aimed, Spain conducted all her trade with America by means of two fleets with strong convoys, one named the galeons and the other the flota; they were





equipped annually and sailed from Seville, touching at Cadiz. In consequence of such a restricted mode of communication, the profits on merchandise exported to America generally amounted to two and three hundred per cent.


Population was not likely to make rapid advances in settlements where men had so few inducements to think of their posterity; nor was industry likely to flourish under all these discouragements. As a further check upon both, the church, under the same form as in Spain, was established here, with its full train of archbishops, bishops, deans, and other dignitaries, exacting a tenth out of the produce of the planter. This tax on industry which is no slight oppression to society even in its most improved state, was highly grievous to the infant colonies, as it affected every article of prime necessity. The industry of






the planter was taxed in every stage of its progress, but so fertile were the regions which the settlers occupied, that population gradually increased, in spite of every hindrance from the government, and the colonies were filled with citizens of various distinct orders. Among these the natives of Old Spain held the first rank, by the name of chapetones; and from the jealousy of the Spanish court in securing the dependence of the colonies, every office of importance was filled from this class of persons. Those, who by their birth or long residence in America, might be suspected to have any interest separate from that of the mother country, were objects of distrust to such an degree that it amounted nearly to an exclusion from all offices of trust or authority. The chapetones, therefore, were raised to such a pre-eminence in Spanish America, that they looked down with disdain on every other order of men.





The creoles, or descendants of Europeans settled in America, formed the second class of subjects in the Spanish colonies. Some of these were the posterity of the original conquerors, and others belonged to the noblest families of Spain, but by the enervating influence of a sultry climate, and other causes, the original vigor of their minds became so entirely broken, that the greater part of them were accustomed to waste life in luxurious indulgence. Commerce was too laborious an employment for them; and the interior traffic of the colonies, as well as that with Spain, was carried on solely by the chapetones, who acquired immense wealth by this means, at the same time that they engrossed the emoluments of the government. The various passions excited by this distinction of rank and character, settled down into the most implacable hatred between these two classes,

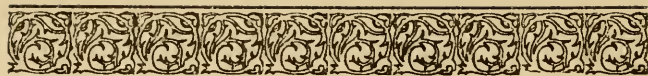




which, even at an early period, broke out into occasional ferments. From a refinement in their distrustful policy, the court of Spain cherished the seeds of discord, and fomented this mutual jealousy, hoping to prevent the two most powerful classes of its subjects in the New World from combining against the parent state. The further effects of these animosities are exhibited in the revolutions to which Spanish America has been subjected.

The third class of colonists was a mixed race, the offspring of a European and a negro, or of a European and an Indian, the former a mulatto and the latter a mestizo. The several stages of descent in their race, and the gradual variations of shade, until the African black or the copper-color of America brightened into a European complexion, were accurately marked by the Spaniards and each distinguished by a peculiar name. The me-





chanic arts were chiefly carried on by this mixed race, whose form is remarkably robust and hardy. The negroes held the fourth rank, and were chiefly employed in domestic service. They were much caressed by their masters, whose manners they imitated, and whose passions they imbibed. Their dress and external appearance were hardly inferior to that of their lords. Elevated by this distinction, they assumed a tone of superiority over the Indians, and treated them with such insolence, that the antipathy between the two races became deep and inveterate.

The Indians formed the fifth and most depressed order of inhabitants in that country which belonged to their ancestors. By the edict of Charles V., which caused such disturbances, the Indians were exempted from involuntary services; but so much inconvenience was experienced in carrying this edict





into literal execution, that, after many fruitless attempts, the project was abandoned; and measures were taken to secure the labor of the Indians, and make them contribute to the support of the government, at the same time regarding them as freemen. A yearly tax was laid upon every male from eighteen years of age to fifty, and the nature and degree of the services required were fixed with precision. Every Indian was either an immediate vassal of the crown, or a dependant upon some person to whom the district where he lived had been granted for a limited time, under the name of an *encomienda*. In the former case about three-fourths of the tax was paid into the royal treasury; in the latter, the same proportion went to the holder of the grant. According to the same rule, the benefit arising from the services of the Indians accrued either to the crown or to the





grantee of the encomienda. The nature of the work was not only defined, but a recompense assigned, seemingly equitable. On many occasions, however, both from the avarice of individuals and the exactions of the magistrates, unreasonable tasks were imposed, the term of labor prolonged, and they were made to groan under all the insults and wrongs of an enslaved and degraded people. The mines were the great source of their oppression. Their constitutions were exhausted, and their bodies worn down, by extracting ore from the bowels of the earth, and refining it by a process no less laborious than unhealthy. How often must they have cursed the fatal wealth of their soil, which not only tempted the Spaniards to conquest, but doomed them to a condition more completely wretched than that of any other vanquished race!






CHAPTER III.

CALIFORNIA UNDER SPANISH AND MEXICAN RULE.


The first permanent settlement in California by white people was made at San Diego in 1769, by Franciscan monks. To the order of Franciscans was given by the Viceroy of New Spain the task of settling California and converting the natives. Subsequently twenty-one "missions," as they were called, were founded, chiefly on or near the coast. The Franciscans were men of peace; they were good farmers, horticulturists and artisans; the architecture of their churches has moved the admiration of all succeeding generations; they knew how to make lime and cement, hew stone, burn brick, saw timber, carve wood and work iron. They reduced their Indian converts to a mild form of slavery, but showed them how to raise grain and





produce, build comfortable houses and become self-sustaining. Their government was purely patriarchal; no Indian owned the land upon which he lived; individual ownership of land was something which the Indian of the Pacific could no more understand than his brother on the Atlantic. The Spanish view was that the whole country belonged to the king and the Indians had no rights which the white man was bound to respect. After the secularization of the missions, the Indian relapsed into his former state of barbarism. Neither the religion nor the arts of the good Franciscans made any impression which stayed after their influence was removed.

Notwithstanding the opposition of the Franciscans, the viceregal government persisted in establishing military occupation of California and a semblance at least of civil government. A governor was appointed and

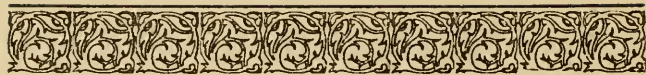




military posts maintained at San Diego, Los Angeles, Monterey and San Francisco. Foreigners were prohibited from living in the country unless they became members of the church and citizens. Such a policy did not induce immigration and settlement.

It should be borne in mind that California was a sort of "territory" of New Spain, and all officials were appointed by the central government. What more natural, if the viceroy had a needy and importunate relative or friend than to ship him off to California with a commission as governor or judge? We have seen the same thing done in our day under the territorial system. It was a good way to get rid of office-seekers. The governors and judges were invested with ample powers, and while their acts were subject to review, the expense and uncertainty of an appeal by an aggrieved party made it almost





certain that the decisions of territorial officials would be final. One of the powers given to them was to make grants of land to private persons, which policy was continued by the Mexican Republic and entailed gross fraud, losses and extensive litigation down to our own day.

The condition of California for many years was anarchical with some bloodless attempts at revolution. The authority of the governors was shadowy unless backed up by military force. The peaceful sway of the Franciscans was almost gone; the Indian women became the easy prey of the licentious soldiers and hangers-on around the various towns. The industries of the country were almost all embraced in the raising of cattle.

No farming or horticulture worthy of the name was carried on except around the missions. There was no object for the owner of





thousands of acres to raise any more grain or produce than he could use on his ranch. The extensive mines of gold were left for another race to find and exploit. The narrow and jealous colonial policy kept away all communication with foreigners, who were also too remote to be much interested. Japan and China were closed, having nothing to do with the rest of the world. California under Spanish rule was a veritable "terra incognita."

Settlement was confined to a narrow strip along the coast except in the south, where a mission was established as far east as the present site of Redlands, but this was not done until 1824. The "circulating medium" was a "double standard" of cattle and hides. It might almost be said that it was a "single standard" of hides alone, as the cattle were usually "converted" into them. A "bank" of those days was a large storehouse for the





safe-keeping of hides. The most famous artisan was the one who could make the best saddle. Communication with Mexico was kept up mainly by infrequent sailing vessels.

The Mexican war of independence began in 1810, and excited little attention in California except among the officials, who were of course anxious to hold on to their offices. The ways of the office-holder seem to have been the same in all generations. Mexico became independent of Spain in 1822, first under the short-lived "empire" of Iturbide, which lasted ten months, and then under a republic. The new government affected actual social conditions in California very little immediately.

It was still a territory of the Mexican Republic but was allowed a sort of local legislature elected by the people. The governor was to be appointed by the President, and

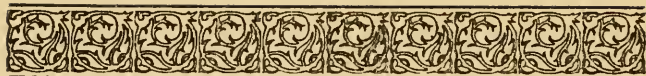




each territory was allowed a representative in the national congress. Thus it will be seen that the American system was copied exactly. The success of the revolution was bitterly disappointing to the mission fathers; they had hoped and prayed for the success of Spain. The downfall of Spanish domination and the rise of republicanism meant the doom of their feudal institutions. They refused allegiance to the new government. This policy on the part of the monks led the Mexican government to secularize the missions a few years later.

The new republican government shortly after its inauguration removed most of the restrictions imposed by Spain against foreigners settling in California. The colonization law of 1824 was quite liberal. The state religion was Roman Catholic and all foreigners who settled in the country were required to





be baptized into the church. Previous to 1824 probably not more than half a dozen foreigners had been allowed to become permanent residents of California.

In 1822 the first American ship reached the California coast from Boston. This pioneer ship was named the "Sachem." It brought to the coast a number of Americans who became permanent residents of the country. California was a long distance from the centers of trade and had but few products for exchange that would bear the cost of transportation. Its chief commodities for barter were hides and tallow. The vast range of country adapted to cattle-raising made that its most profitable industry. After the restrictions on foreign commerce had been removed a profitable trade grew up between the New England ship owners and the Californians.





Vessels were fitted out at Boston with a cargo of assorted goods suitable for the California trade. Voyaging around Cape Horn, they reached California and stopping at various points along the coast they exchanged their stock of goods and Yankee notions for hides and tallow. It took at least two years to make the voyage from Boston and return, but the profits on the goods sold and the hides received in exchange were so large that these ventures paid handsomely. Cattle-raising continued to be the principal industry up to 1848.

California shared in the general anarchy which prevailed in Mexico for the twenty-four years after the formation of the republic. The most important act of the central government was the final secularization of the missions in 1834. The missions were founded by Spain nominally for the conversion of the





Indians and their transformation into citizens, but primarily to hold California for fear of its occupancy by other nations and to protect Philippine trade. As originally planned by the Spanish government, at the end of ten years from its founding each mission establishment was to be secularized and the land divided among the Christian Indians. It became apparent very early that while the Indian might be made over into something like a Christian, he could not be made into a self-supporting citizen.

The Indians inhabiting the country between the Coast Range and the ocean had been gathered into the various missionary establishments and had been taught by the fathers and overseers some industrial callings. While controlled and directed by the priests and white overseers, the Indian could be made in a measure self-supporting, but the





restraint once removed, he lapsed into his former mode of life. Each of the religious establishments held in trust for its retainers large areas of the most fertile lands in California. This absorption of the public domain by the missions prevented the colonization of the country by white settlers.

In 1832 Governor Figueroa was instructed to examine into the condition of the Indians and report on the best method of bringing about a gradual emancipation from missionary rule. He became convinced that any general measure of secularization would be disastrous. A few converts might be trusted with property and given their liberty, but the great mass were incapable of self-support or self-government. The governor visited the older missions in the south with the purpose of putting into effect his plan for their gradual secularization. He found the Indians





at San Luis Rey and San Diego indifferent to offers of freedom and caring nothing for any property of their own unless they could at once dispose of it. Only ten families could be induced to try emancipation.

The Mexican congress in the meantime, without waiting for the governor's report or those best acquainted with the true conditions, ordered immediate emancipation. The decree ordering the secularization of the missions was dated August 17, 1832, and applied to both Upper and Lower California. Each mission was to be a parish served by a priest or a curate, who should receive a salary. The monks who had taken the oath of allegiance to the republic were to return to their monasteries while those who had refused to take the oath were compelled to quit the country. The expense of putting in operation this decree was to be paid out of the "Pious Fund."





The "Pious Fund of California" was a fund made up of contributions of pious persons for the founding of missions and their maintenance in Lower California in 1697. It had increased to \$1,500,000 in 1822. The Mexican government being badly in need of money finally confiscated it, but after long litigation the Catholic church of California was given judgment for its loss by the Hague Tribunal in 1902.

Governor Figueroa and the territorial government finally adopted a plan for the secularization of the missions of California and the colonization of the Indians into settlements. Each head of a family was to receive from the mission lands a lot not more than forty acres or not less than five acres, approximately. One half of the cattle and half of the farming implements and seed were to be divided pro rata among the recipients of





lands. Out of the proceeds of the remaining property, which was to be placed under an overseer, the salaries of himself and the priest were to be paid. No one could sell or mortgage his land or kill his cattle except for his own living. The government of the Indian settlements was to be administered the same as that of the other towns.

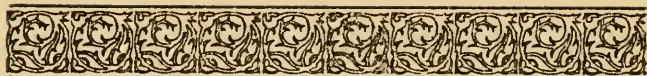
The threat of secularization had hung over the missions for years, but something had always occurred to avert it. When it became evident that the blow would fall the business-like missionaries determined to save something for themselves before the crash came. There were 700,000 head of cattle on the ranges in 1834. San Gabriel was the richest and had over 70,000 head. Thousands of these were slaughtered for their hides alone and the carcasses left on the ground to rot. So terrible was the stench that the town





council of Los Angeles passed an ordinance compelling every person killing cattle for their hides to burn the carcasses. The legislature finally passed a law prohibiting the wholesale destruction of mission cattle. What was left of the mission property was inventoried by a commission appointed by the governor and a portion given to the Indians who had formerly been attached by feudal tenure to the mission lands. It may be safely inferred that the commissioners did not overlook themselves in the distribution. The property given to the Indians was soon wasted; the natural improvidence of the native was further augmented by his acquirement of the Spanish vice of gambling; he would not work unless compelled to; liberty to him meant freedom to do as he pleased; his property soon passed from him and he again became virtually the slave of the white man or else an outlaw.





The final attempt to convert and civilize the Indians of California was to leave them in a worse condition than before, because they retained all the vices of the white man and none of the virtues. The worst of these vices came from the general introduction of wine and brandy-making. The mission fathers were not prohibitionists; in those days wine and brandy were looked upon by all Spaniards as necessities of life. Among their accomplishments the missionaries and Spanish settlers also possessed the art of making wines and brandy. The Indians were used in this work; they cultivated the vineyards and gathered the grapes; they crushed out the juice by tramping on the fruit with their bare feet; all the processes of making the white man's "fire water" became familiar to them, and whatever else the Indian forgot he did not forget these. The woes of subject





racés were repeated in California; changing from savagery to civilization had reduced their numbers from 75,000 to 48,000. The gospel and alcohol went hand in hand, the same as in Massachusetts, New York, Virginia, Africa, Hawaii, Samoa and, alas, everywhere else to which the Message of Peace and Good Will has been borne. The simple natives of California, happy in their ignorance, were degraded and corrupted. It is one of the wonders of our modern civilization that a barrel of whiskey has always seemed to be more potent than a cargo of missionaries.



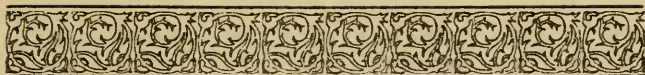


CHAPTER IV.

DON JUAN BANDINI AND THE JURUPA GRANT.

About ninety miles northeastward from the Port of San Pedro there rises almost sheer from the level plain, a mountain to which the Franciscans gave, of course, the name of a saint—San Bernardino. St. Bernardine of Sienna is one of the numerous minor saints of the church. This mountain and its near neighbor, which the Spaniards named San Gorgonio—another saint—but which the prosaic Americans called “Old Grayback,” rises 12,000 feet above the sea. Some twenty miles southward another mountain rises almost as high—San Jacinto, one more saint. Both these mountains are recipients of an enormous snowfall during the winter months, and from the combined snows and rains come the waters which irrigate the valleys toward the sea.





The Indians have a tradition that San Jacinto was once an active volcano, and to this day they hold the mountain in fear. Even in 1899 this vicinity was the scene of a violent earthquake, and several times victims of superheated ozone at Redlands have seen smoke issuing from the mountain top. But the mighty mountain still stands at California's southern gate like a faithless watchdog asleep at his post.

The longest river in Southern California has its sources on the northern side of Mt. San Bernardino, and is about 120 miles in length. The waters which flow from Mt. San Jacinto eventually find their way into this river, or at least do so in times of flood. Of course the friars gave to this river the name of another saint---Santa Ana, or St. Ann. The early missionaries and explorers had a rooted aversion to the retention of native





names for geographical features, and exhausted the vocabulary of saints from Chili to California. Not once was the name of the Great Discoverer bestowed on anything. Cristoval (Christopher) is a common name, but it is always in honor of San Cristoval, another of the thousand-and-one saints. Columbus was a foreigner in Spain, and therefore to be despised and hated, more especially as he thought the world was round, which was against the theology of that day. When they ran out of saints they bestowed such singular names as "Sangre de Cristo"—Blood of Christ; "Corpus Cristi"—Body of Christ; "Todos Santos"—All Saints; "Vera Cruz"—True Cross; "Madre de Dios"—Mother of God; "Nombre de Dios"—Name of God; "Puebla de la Nuestra Señora de Los Angeles"—City of Our Lady of the Angels. One of the most common names given to






boys was Jesus. Such nomenclature the Anglo-Saxon would deem sacrilegious. His strait-laced regard for the religious proprieties received a severe shock when he learned that the name of the naked boy who ran to hold his horse was the same as the Redeemer.


After rushing down a picturesque canyon and tumbling over miles of rocks, the Santa Ana River wound through plains and past low hills in a general southwesterly direction. Some twelve miles from the mouth of the canyon the sides of the river began to be fringed with a considerable belt of trees, perhaps a mile wide and six miles long. Up from the sides of this little timber-covered area bluffs rose abruptly and plains stretched eastward and westward for many miles. These plains were waterless and arid except where an occasional creek ran a brief stream during the rainy season, from October to

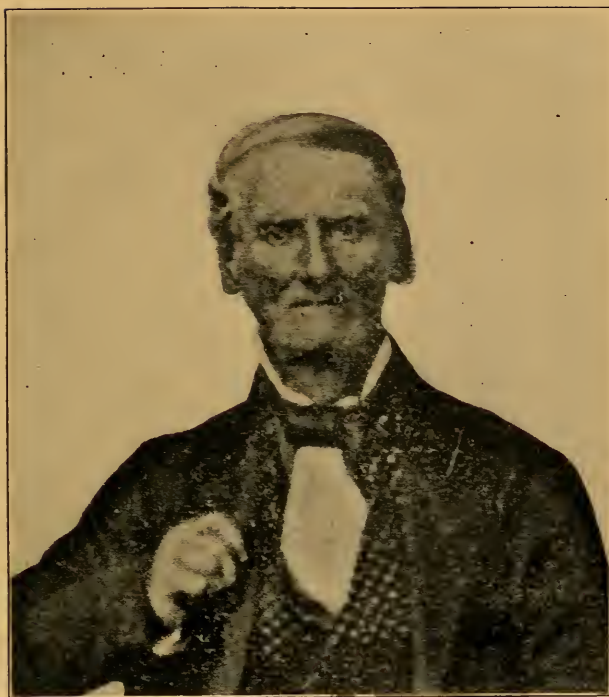




April. During the long dry summers these plains were deserts for all practical purposes. Luscious grasses sprung up with the rains and it was here that the great herds of cattle fed for six months.

Reference to the Santa Ana river has been made in the past tense, particularly as to its flow of water. The newcomer in California might well sarcastically exclaim, as many did, in the middle of the summer, "Your rivers seem to have everything in them but water." This was and is literally true—in summer. The widest stretch of country in Southern California between the Coast Range and the ocean is under consideration; where the Santa Ana receives into one channel the many creeks, rivulets and springs forming its sources, is about half a mile above sea level; the average fall of the river therefore in its length is twenty-five feet to the mile. If the





DON JUAN BANDINI



reader will only stop to think that the average fall of the Missouri and Mississippi is only a few inches per mile, he will at once understand why Southern California rivers very often seem woefully lacking in the essential element of dampness. In addition, the Santa Ana runs over beds of sand into which sink the remaining waters left when the sources are no longer fed by rains and the melting snows. No rains fall in Southern California for periods of six months at a time some years. The underground waters in the channels are occasionally forced to the surface by a transverse ledge of rocks, and the "tender-foot" will be surprised to encounter a wide and deep stream in the course of a few miles from a point further up where not a drop was to be seen. These remarks will apply to all the streams of Southern California; dry in summer and raging torrents in winter, when





the abundant rains turn the dry, sandy channels into impassable streams sometimes half a mile in width, and all within a few hours. Perhaps these sudden impulses explain why the woman-hating friars named the stream for a woman.

In September of the year 1838 a Spanish cavalier rode down through the trees along the Santa Ana. Dressed in the picturesque national costume, silver ornaments were sprinkled liberally on this clothes, hat, saddle and bridle. A small number of retainers was with him. He was an unusually handsome man, and gifted with a serenity of temper which nothing could ruffle. We may be excused for supposing that the abundant waters of the river, the grasses and trees did not escape his notice as being well adapted for a stock ranch. Perhaps he even climbed to the top of the highest hill on the eastern





side and gazed toward San Jacinto. It looked good to him. It was farther inland than anyone had yet settled, and subject to raids by wild Indians who issued from their hiding places between the mountains San Bernardino and San Jacinto down San Gorgonio Pass and San Timoteo Canyon. These things were doubtless known to the "caballero," who was Don Juan Bandini, the first actual settler on and owner of what is now a part of the lands comprising Riverside, the most famous orange-raising district in the world—"Nuestra Señora de las Naranjas"—Our Lady of the Oranges.

Don Juan was not a native of California nor even of Old Mexico, although a Spanish-American. He was born in Peru of Italian parentage and landed at San Diego in 1821. By reason of his unusual education and ability, he very soon became a member of the





Territorial Assembly. He held many important offices, had been delegate to congress, and bore a large share in the history of California under Mexican rule. The historian of the Pacific Coast, Hubert Howe Bancroft, says of him: "Bandini was a man of fair education and abilities, of generous impulses and jovial temperament; famous for his gentlemanly manners, of good courage in the midst of discouragements, and always well liked and respected, indeed, his record as a citizen is excellent. He also performed honestly and efficiently the duties of his various official positions. He was an eloquent speaker and a fluent writer." Here we have a picture of a representative of the better class of Spaniards and Mexicans who had begun to come into California.

Don Juan made application to the proper authorities for a grant of seven leagues of





land, which was given to him, and he had the good sense to retain the Indian name of "Jurupa," which is said to mean "peace" or "friendship." A league of land was 4440 English acres, and the Jurupa grant therefore was about 31,000 acres. It took in all of the low tree-covered bottom lands and averaged a mile in width of the elevated plain on the eastern side.

Don Juan at once began to stock his Jurupa Ranch and built a house in which he and his family lived for a while. Don Juan's children were among the most famous and respected of the Spanish-Americans in California. By his first marriage with a daughter of Don Juan Estudillo of San Diego his children were Arcadia, who married an American Don, Abel Stearns, and afterwards R. S. Baker of Los Angeles; Josefa, Señora Pedro C. Carillo; Ysidora, Señora Cave J. Coutts;





Jose M. and another son named Juan. Don Juan's second wife was Refugia Arguello, of another famous family also of San Diego; the children by the second marriage were Mrs. C. E. Johnston, Mrs. J. B. Winston and Arturo.

Four years after Bandini obtained his grant another grant was made some miles farther up the Santa Ana river and stretching almost to the foot of Mt. San Bernardino. It is upon the eastern end of this San Bernardino grant, as it was called, that another orange-growing district in after years became located---Redlands, which divides honors with Riverside for beauty and fruit. The early occupants of these two grants were greatly troubled by the raids of the wild Indians who lived on the eastern slopes of the Coast Range and who had not come under the influence of the missions. They would dash in through the var-





ious mountain passes, drive off a band of stock and get back to their strongholds, while the ranch owners were helpless. In order to protect their stock the brothers Lugo, owners of San Bernardino Grant, induced a few families from New Mexico to settle about five miles from the upper end of Jurupa, and gave them half a league of land, in exchange for which the settlers were to keep off the Indians.

About the year 1843, Don Juan Bandini offered the Mexicans a better location and more land if they would move across the river and settle on the upper of his Jurupa Grant. The proposition was accepted and five families moved to the new location. This became famous in after years as the "Bandini Donation." The settlement became known as "Trujillo's Town" to the Mexicans and Spanishtown to the Americans. The original five families were soon increased by others,





and as usual with the Mexicans, they settled on the low lands where water could be easily diverted for irrigation. They raised grain and grapes and had orchards. The whole settlement was washed away by a flood in 1862, and then the settlers built their houses of unburned bricks — adobes — on higher ground.

The colonists were employed not only as vaqueros on the ranchos, but also acted in the capacity of soldiers. The famous Ute Indian chief Cuaka—best known as Walker—was very active about this time and his repeated depredations on the stock of the settlers were very annoying. It was Walker's boast that the rancheros were only allowed to remain in the valley as stock raisers for his special benefit. Nearly every full moon he came down from the mountains with his band of Indians and these incursions gener-





ally resulted in loss to the settlers. The Indians were in the habit of running the stock into the canyons, and there departing from the trails, drive them up over the mountain and down the other side of the range into the desert. When they had accumulated a sufficient number of horses they were taken across the desert and no difficulty was found in disposing of the animals at Salt Lake City, which was their usual destination. The settlers were armed with rifles and were expert in their use. In protecting the Bandini stock they had many fierce battles with the Indians. They usually fought on horseback, but sometimes it was necessary to follow the Indians into the mountains and there dismounting, continue the pursuit on foot until the Indians were overtaken and the stock recovered; but they were not always successful in recovering the stock. One of their fights took place in





the mountains southeast of where the town of Highgrove is now situated. The Indians, after capturing sixty head of horses, escaped through a path between the mountains. In this battle Doroteo Trujillo was shot in the back with an arrow; Esquipula Trujillo was shot through the nose and Teodoro Trujillo was shot in the right foot. They succeeded in recapturing the stock. The early settlers of California entertained the prevalent Western opinion of Indians—that the only good Indian was a dead one.





CHAPTER V.

CALIFORNIA BECOMES AN AMERICAN STATE.

The liberal policy concerning California adopted by the Mexican Republic began to bring results not foreseen. Trade and commerce with the Great Republic of the North were now practically free. The California cattle raisers had a steady market for their hides and tallow. Restless Americans came in from the north and east, and found that the country was admirably adapted to farming and fruit raising. An American consul was appointed to reside at Monterey. Americans began also to keep stores and sell supplies not alone of necessities but luxuries as well. Americans married Mexican women and became extensive rancheros. It was not long before American influence was felt in business, society and politics. One of our





principal exports has been the Declaration of Independence. These branches from the parent stem never forgot their native country and its institutions, and longed for the time when California should become a part of the United States.

In addition to American influence, Great Britain and Russia were interested in the future of California. Explorers from the latter country had gradually crept down the coast from Bering Strait to San Diego Bay. The English government kept a sharp eye on California with a view of annexing it at the first convenient opportunity. Anarchy prevailed in Mexico; revolution succeeded revolution and government succeeded government as fast as one set of demagogues could temporarily overpower another. In such a state of affairs California could claim scant attention and only nominal protection





from any one momentarily in authority at the City of Mexico. A few hundred Americans had succeeded in freeing Texas and setting up an independent republic which had been recognized by the United States, France and England. An American was President of Texas and it was for all practical purposes a part of the United States. The question of the annexation of Texas began to agitate the country. It was part of the scheme of the Southern slaveholders, who had incited and supported the Texan revolution, to make at least four slave states out of Texas, thus giving them additional power in Congress.

It may be supposed that the example of Texas was not lost on the Americans in California. They were, however, too few in number to attempt a rebellion. Their hopes rested on the general belief that foreign





governments would soon parcel out Mexico among themselves and California would fall to the share of the United States. Our country had successfully extended its boundaries to the Pacific by the discovery of Captain Grey of the Columbia River in 1792, the Louisiana Purchase, the expedition of Lewis and Clark, and the founding of Astoria. A wedge was thus interposed between Canada and California, but England did not altogether give up hopes of one day possessing the state. The treaty of Ghent, which ended the war of 1812, left the boundaries of both contending countries the same as before. These boundaries were not well defined and almost led to another war. At length the celebrated Webster-Ashburton Treaty of 1842 and the Treaty of 1846 were negotiated, making the boundary of the United States as at present on the north.





Even after that, when it seemed as if England were barred from acquiring any more territory on the Pacific Coast, the American Consul at Monterey informed our government of his belief that England contemplated taking possession of California. In return he received instructions to hoist the American flag and proclaim an American protectorate whenever the movements of English naval vessels warranted such action. Our government, then in the hands of the Southern politicians, had determined that if California were stolen it should be by nobody but themselves and to make more slave states.

At length it became assured that California would soon become an American possession. The Mexican governor, Don Pio Pico, the last of the Mexican governors, was as well informed of this fact as any one. He proceeded at once to take advantage of the situation





and his official position to assure the future of himself and friends under American domination. They completed the secularization of the mission lands, and immense tracts of the finest lands in California went to those who "stood in" with His Excellency. Of course the Catholic church regarded this as nothing but robbery; perhaps it was. But the Governors of California were certainly invested with the power to make grants of the public lands to private citizens. There was no question but that the Republic of Mexico had succeeded to all rights regarding lands that were formerly enjoyed by the King of Spain. Theoretically, Mexico being conquered country, everything belonged to the king, and this theory was carried into ruthless practice by the conquerers. The lands were the king's and the native inhabitants, as well. A serfdom was established beside which the

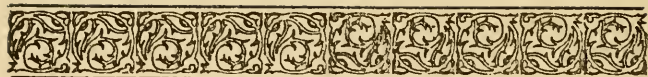




old Middle Age serfdom was liberty itself. It is true that the Emperor Charles V. refused to ratify the serfdom established in Mexico, but means were found to evade his decree. It was to ameliorate the condition of the American Indian serfs that Las Casas, afterwards Bishop of Chiapa, implored the Emperor to consent to the importation of African slaves into the Spanish-American colonies. The Emperor gave his consent, issued his decree and the result was the enslavement of another race without in the least helping the condition of the Indian.

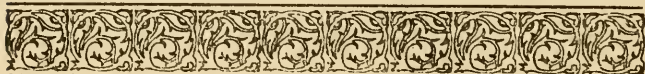
Governor Pico did a thriving real estate business during the last few years of his rule, knowing full well that the chances for his acts to be confirmed by a future American government were very good. It is a fact today that almost every city or prosperous settlement in California but three is situated on





lands formerly granted to the church or to private citizens of Mexico. Thrifty Americans were not slow to avail themselves of the liberality of a governor who was willing to give a principality for a mere song. Thousands of acres passed into the hands of Americans under a shadowy title. In after years the boundaries of these grants became singularly uncertain and in the hands of their shrewd owners the most liberal interpretation was given to the language of the title deeds.

The event for which well informed Mexicans and Americans had looked forward to for years was confirmed on February 2, 1848, when California was ceded to the United States by the Treaty of Guadalupe Hidalgo. The United States in taking over the conquered territory bound itself to maintain all the rights of its citizens; all the inhabitants at once became citizens of the United States;





property rights were to be respected, but the owners of lands might be called upon to prove their titles in United States courts, when, if found satisfactory, a patent would be given by the President.

In pursuance of the above policy, Congress passed on March 3, 1851, a law called "An Act to ascertain and settle the private land claims in the State of California." Commissioners were appointed and all their proceedings resembled any ordinary court. There is no doubt but that gross fraud characterized the proceedings in many cases settled by this land court; it is shameful to confess and painful to record that Americans were found in the forefront of it all, where it was necessary to get title to lands. Sharpers would buy up for a few dollars the slender claims of some Mexican grantee and then get these claims confirmed in the land court. Thou-

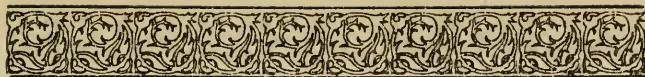




sands of acres of the best lands in California were thus stolen from the public domain. The same things occurred in Arizona and New Mexico.

The art of irrigation was practiced of necessity by the native inhabitants of old Mexico, and the Spanish conquerors were used to the system in Old Spain. Southern California would be a desert to day were it not for irrigation. All the local laws and customs prevailing in 1848 in regard to the use of water for irrigation were of course confirmed by the Treaty of Guadalupe Hidalgo. The owner of a large land grant very naturally picked out his land so as to control as large an amount of running water as possible. In this way nearly all the available water for irrigation became attached to the various grants. The owners did not especially need the water for irrigation but they did need it for their





stock. These rights and claims to lands and water became a veritable Pandora's box of evils for subsequent American settlers, leading to almost endless law suits and tragedies where good American rifles took the places of judges and juries.

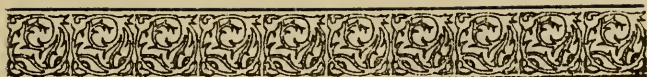
After the American occupation, matters were still further complicated by endeavors to extend the English common law of riparian rights to California. This law in England compelled the user of water from a stream to turn back into the natural channel the water which he had used to turn his mill wheel. Such a law is an absurdity in an irrigated country. The user of water for irrigation cannot turn back into the channel the same amount which he has diverted. The settlement of these vexatious questions occupied years of time and cost thousands of dollars.





The commonest system in the use by several parties of water from the same stream was by the hour. That is, each irrigator had the right to use the entire flow of the stream a certain number of hours at stated periods. Water had a salable value by the hour. A more satisfactory solution came from the miners of the north and was generally adopted. After the placer mines of California were discovered and began to be worked, the miners, generally Americans, made local laws of their own and used, bought and sold water by the inch under a certain pressure. A miner's inch of water was defined to be the amount of water which would pass through a hole one inch square with the water standing four inches above the center of the hole on the upper side. This was known as the "Smartsville inch," because it had first been used by miners at Smartsville in Yuba Coun-





ty. For exactness this proved too crude and engineers at the present day measure water by the cubic foot of flow per second.

Gradually the legislature and courts evolved a system of water laws suited to an irrigated country and in the course of time the necessary proceedings to acquire and hold property in water became defined with as much exactness as the laws concerning ownership in any other species of property. Water could be appropriated, filing made, title acquired, bought and transferred the same as land. All unoccupied lands became the property of the Federal Government, as well as the navigable streams; but those streams which were not navigable were subject to state laws, or local laws and customs, and the United States government did not interfere.



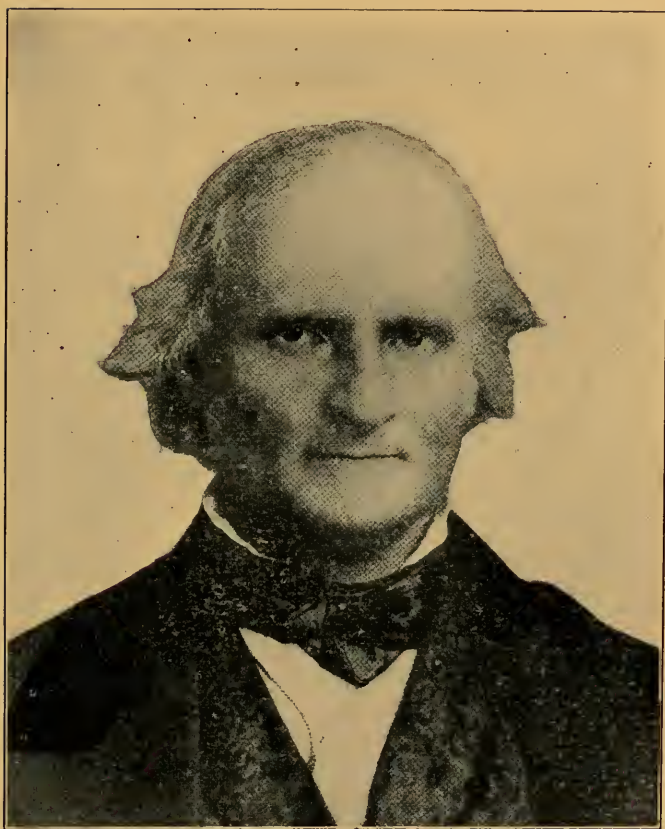


CHAPTER VI.

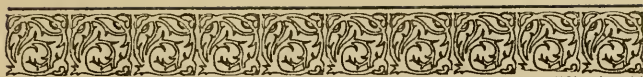
LOUIS ROUBIDOUX.

In 1844 Bandini sold for about twenty-five cents an acre a part of the Jurupa Rancho to Benjamin D. Wilson, a native of Tennessee, who had recently come into California with a party from New Mexico. He had made his first visit to the coast three years previously. He settled down as a stock raiser and married Ramona, the daughter of Bernardo Yorba, his nearest neighbor ten miles to the westward. Wilson's residence here seems to have been about three years, and he was the first American who made a home in this vicinity. He had hunted and trapped in the Rocky Mountains, was a famous Indian fighter and bear hunter, a man of unblemished reputation, and in after years served creditably in the State Senate. He died in Los Angeles in 1878.





LOUIS ROUBIDOUX



Bandini and Wilson sold their interests in the Jurupa to Johnson and Williams of Chino and in 1847 they transferred a portion of it to Louis Roubidoux, a Frenchman of considerable property who had also come from New Mexico. He was a native of St. Louis, the son of one of the pioneer merchants of that city. The family was prominent in the early history of Missouri and one of the brothers, Joseph, was founder of the city of St. Joseph. Louis went to New Mexico in the '30's, where he did well in hunting and trapping. He married a native of New Mexico and came to California in 1844 with a party of New Mexicans. After purchasing the Jurupa Rancho he became one of the largest and most progressive ranchers of the day.

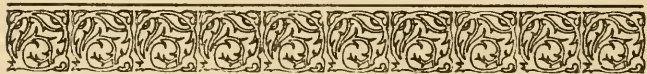
The first grist mill in this part of Southern California was built by him on his Jurupa Ranch and one of the stones is still preserved.





That this mill did good service for the Americans in the Mexican war is attested by the historian of the Mormon Battalion, which helped to occupy Southern California. He says: "Up to February 19, 1847, our fare continued to be about the same—fresh beef. On that date, however, Lieutenant Oman returned from Roubidoux's, whither he had been sent five days previously, with a quantity of unbolted flour and some beans—an agreeable change of diet."

"Some beans!" truly "an agreeable change of diet." What could the explorer, the prospector, the miner and early settler have done without beans? The bean has been the companion and comfort of all who had anything to do with the settlement of Western America and it has penetrated to the wilds of Alaska. Could the subjugation of the Western World have been accomplished without corn, beans,

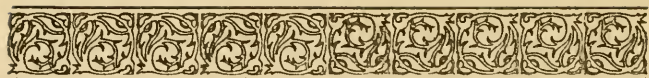




tobacco and alcohol? Corn saved the lives of the early settlers in both Massachusetts and Virginia; in the latter colony tobacco became the only currency; in the former rum was current. The early settlers soon discovered that corn could be converted into a beverage having a substantial alcoholic foundation; their enemies, the Indians, exhibited an incurable fondness for the drink. The white man was assisted in his warfare for civilization by whiskey, which probably killed ten times as many Indians as the rifle.

Stephen C. Foster, the first mayor of Los Angeles, who was with this Battalion as interpreter, says of this same Roubidoux mill: "The commissary and myself were ordered to Los Angeles to try and get some flour. We found the town garrisoned by Fremont's Battalion, about four hundred strong. They, too had nothing but beef served out to them.





Here we met Louis Roubidoux of the Jurupa Ranch who said he could spare us some two or three thousand pounds of wheat which we could grind at a little mill he had on the Santa Ana river. So, on our return, two wagons were sent to Jurupa and they brought seventeen hundred pounds of flour and two sacks of beans—a small supply for four hundred men. I then messed with one of the captains and all agreed that it was the sweetest bread we ever tasted.” Surely!

Mr. Roubidoux sided enthusiastically with the Americans in the war, and was placed in jail awhile at Los Angeles for his sympathies. The accounts of the battle of San Pasqual say that Mr. Roubidoux was among the wounded in that engagement.

One of Roubidoux's first industries was a winery and wine making, as was usual with all the missionaries and early settlers. One





of his retainers built a house at the north end of Mt. Roubidoux on the edge of the mesa. His name was Antonio Prieto; was the first white man to live on what is now the site of Riverside.

Roubidoux was educated, spoke four languages, was genial and kindly in disposition, honorable in his dealings. He served as a local judge and was a member of the first board of supervisors of San Bernardino County. He died in 1868.

In order to protect the settlers of Jurupa and San Bernardino from the incursions of the Mojave and Piute Indians, Colonel A. J. Smith of the United States infantry was sent in 1847 to the Cajon Pass with forty dragoons. In April of the same year a part of the Mormon Battalion was sent to establish a post at Chino, westward of Jurupa. In 1852 a post was established on the Jurupa grant by



Captain Lovell and Colonel Smith. Both these officers were afterwards Major-Generals in the civil war, Lovell a Confederate and Smith on the Union side, and they were opposed to each other in Louisiana. A small body of troops was kept at Jurupa for two years, when they were withdrawn in 1854.

ASSESSMENT OF LOUIS ROUBIDOUX FOR 1854.

FROM THE OLD RECORDS OF SAN BERNARDINO COUNTY.

Jurupa Rancho, supposed to be 3000	
acres of land at \$1.25 per acre	\$3750.00
San Timoteo Rancho, supposed to be	
640 acres of land at \$1.25	800.00
PERSONAL PROPERTY.	
10 gentle work horses, Cal. \$30 each	300.00
50 mares, wild, Cal. \$20.....	1000.00
20 milk cows and calves, \$25.....	500.00
135 cows and calves, wild	2700.00
50 beef cattle at \$20 each	1000.00
200 young cattle, \$20 each	1600.00
1200 sheep at \$2.50 each	3000.00
Houses and improvements	1500.00
1 wagon and harness, old	50.00
Lyman, Rich & Hopkins note	3000.00
Small notes amounting to	1000.00
	<u>20,000.00</u>



Lyman and Rich, mentioned above, were the Mormon Bishops who bought the San Bernardino Rancho in 1851 from the Lugos and Sepulveda.

The "bench lands" of the Jurupa where Riverside is now, were not assessed, as they were classed as "worthless."

The land now occupied by Riverside does not seem to have been a cattle range, at least not extensively. After Mr. Roubidoux's time, there were a great many thousand head of sheep pastured on lands now covered with orange groves.

It is well and just, at this point, to call attention to the wise policy pursued by Louis Roubidoux with his grant. Although one of the richest men in his vicinity, he seemed to recognize the evils of large land holdings. Extensive ownership of lands by a few persons has been the curse of all ages and a blight on





all countries where permitted. William H. Mills, Land Commissioner of the Pacific Railroads, wrote thus in 1905: "If, when California was admitted to the Union, no Spanish grants had existed, and the homestead policy of the government had been in force and had been honestly and faithfully administered, the industrial history of the state would have been entirely different. It is even more than probable that the population would have been at least one million greater than at the present time."

If those cantankerous old Pilgrim Fathers had only landed at San Diego!

If not the first, Roubidoux was at least among the first in California to subdivide the large tract of land bought by him and invite small farmers to buy on liberal terms. The opposite course held back the settlement of California for years, even after American





annexation. No matter what motives may have actuated Roubidoux, the plan he began was kept up and finally led to the breaking up of the large grants into small farms. The renter or vassal has not that interest in his country that has the man who owns the land upon which is his home. A monument should be erected to Louis Roubidoux, the California boomer who set the fashion to "subdivide."





CHAPTER VII,

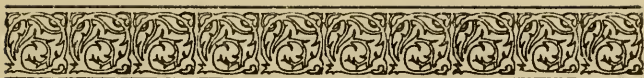
"A COLONY FOR CALIFORNIA."

Judge J. W. North, the inventor of the Riverside Colony, was president of the corporation from 1870 until 1875, when the lands, water, etc., of the colony were sold to the Riverside Land and Irrigating Company.

The Judge was a real pioneer, and was one of the first to establish his residence upon the then barren plains of the valley. As president and superintendent he surveyed the lands, laid out the town, projected and built the irrigation system.


Judge North was born in Sand Lake, Renselaer County, New York, January 4, 1815; was educated at the Wesleyan University at Middletown, Connecticut, graduating in 1841 with high honor. In his young manhood, and before entering the university, Judge North ardently espoused and advocated the anti-slavery or abolition doctrine.

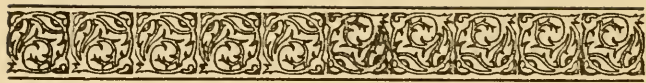




which was contrary to the sentiments of his parents and his church. While in college his earnest advocacy of the doctrines attracted the attention of the Connecticut State Anti-Slavery Society, and after his graduation he was employed by them for more than two years as a lecturer in that state.


In 1843 he abandoned the lecture field and located in New York city, and there entered upon law studies in the office of John Jay, and later continued his studies in the office of Benedict & Boardman. Failing health compelled a suspension of his study, and he joined his father, who had established his residence in Preble, Cortland County, New York, and upon recovering his health entered the law office of Forbes & Sheldon, of Syracuse. Completing his studies he was admitted to the bar of the Supreme Court of the State, and there formed a partnership with Hon. Israel S. Spencer of that city. Judge North conducted a successful practice

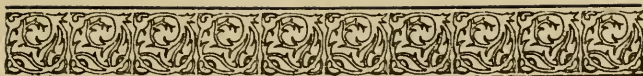




of his profession in Syracuse until 1849; his health then failing, he moved to Minnesota and located at the village of St. Anthony (now the city of Minneapolis), establishing himself as an attorney at law, and from the very first took a leading and prominent part in the political and legislative affairs of the Territory. In 1850 he was elected to the Territorial Legislature, and during the session introduced and successfully managed the bill founding the Minnesota University. Six years afterwards he located at Faribault, that State, purchasing an interest in the townsite and conducting the business affairs of the projectors and proprietors of the city.

At length he sold out his interests there and established the town of Northfield, building at that place saw and flour mills, dwelling house, etc. In 1857 he was elected president of the Minneapolis & Cedar Valley Railroad Company, a company of which he was one of the original incorporators. Twenty miles





of the road was graded and put in operation that year under his management.

In 1860 he was chosen chairman of the Minnesota delegation to the Republican National Convention at Chicago that nominated Abraham Lincoln for President, and was a member of the committee that conveyed to Mr. Lincoln the notice of his nomination. He became personally acquainted with Mr. Lincoln and also Vice-President Hamlin, and was present at their inauguration in 1861. May 11, 1861, President Lincoln appointed Judge North United States Surveyor-General of the Territory of Nevada. He then formed a law partnership with James F. Lewis (afterward Chief Justice of the Supreme Court of Nevada) and conducted a very successful practice until appointed by President Lincoln Judge of one of the Territorial districts and the Supreme Court of Nevada.

His Territorial District embraced Virginia City, where all the richest and most valuable

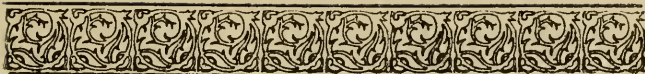




mines were in litigation. The Judge held his judicial position until the organization of the Nevada State Government, retiring from office upon the establishment of the Nevada State courts. During his term on the bench he was elected a member of the first Constitutional Convention of Nevada, and upon the organization of the convention was elected as its president, and presided over its deliberations.

In the autumn of 1865 Judge North closed his business in Nevada and returned east, and the next year (1866) settled in Knoxville, Tennessee, where he engaged in the iron business, establishing foundries, machine shops, etc. He remained there until the spring of 1870, laboring under many disadvantages in conducting his business, for men of his prominent views were not popular in the South. Finally he conceived the idea of establishing a model colony in Southern California, and in March of that year issued his first circular from Knoxville, and in that





spring he sold off his property and came to California. After spending months in examining the different localities, and meeting obstacles that would have daunted almost any other man, he finally selected the lands of the present Riverside colony and city.

After leaving Riverside, he acquired property interests in Fresno, and became a resident of that place. In early life and young manhood he was deeply religious and an earnest supporter of the Methodist Church, in which his father was a minister. Doubting the infallibility, as a moral teacher, of the church which supported human slavery in America, he left it; and, always having been a deep thinker on religious and ethical subjects, he found that he disagreed more and more with the beliefs of the Orthodox Christians, until he has finally come to think the agnosticism of Spencer and Tyn-dall as the more reasonable ground.

The following are copies of the first circulars issued by Judge North:



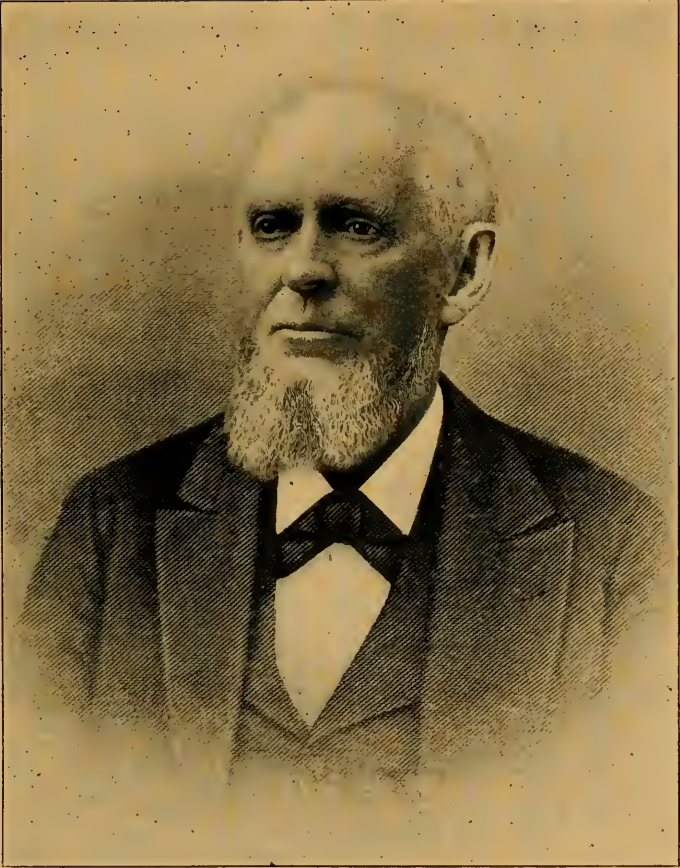


“A COLONY FOR CALIFORNIA.”

The undersigned, in association with personal friends and correspondents in the North and West, as well as with a considerable number of good people in different states of the South, is now engaged in organizing a Colony for settlement in Southern California, on or near the line of the Southern Pacific Railway.

Appreciating the advantages of associated settlement, we aim to secure at least 100 good families, who can invest \$1000 each, in the purchase of land; while at the same time we earnestly invite all good, industrious families to join us, who can, by investing a smaller amount, contribute in any degree to the general prosperity. We do not expect to buy as much land for the same money, in Southern California, as we could obtain in the remote parts of Colorado or Wyoming; but we expect it will be worth more, in proportion to cost, than any other land we





J. W. NORTH

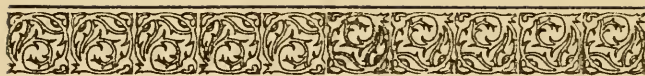


could purchase in the United States. It will cost something more to get to California than it would to reach the States this side of the mountains; but we are very confident that the superior advantages of soil and climate will compensate us many times over for this increased expense.

Experience in the West has demonstrated that \$100, invested in a colony, is worth \$1000 invested in an isolated locality.

We wish to form a colony of intelligent, industrious and enterprising people, so that each one's industry will help to promote his neighbor's interest, as well as his own. It is desirable, if possible, that everyone shall be consulted in regard to location and purchase; but since those who will compose the colony are now scattered from Maine to Texas, and from Georgia to Minnesota and Nevada, this seems next to impossible. For this reason it is proposed that some men of large means, who are interested in the enterprise, shall, in connection with as many as can conveniently





act with them, select and purchase land sufficient for a colony of 10,000 persons. Let this be subdivided and sold to the subscribers at the lowest figure practicable, after paying the expenses of purchase and subdivision. We hope in this way to arrange it so that each individual shall receive his title when he pays his money and commences in good faith to improve his property. It is also proposed to lay out a town in a convenient locality, so that as many of the subscribers can reside in the town and enjoy all the advantages which a first-class town affords. We expect to have schools, churches, public library, reading-room, etc., at a very early day, and we invite such people to join our colony as will esteem it a privilege to build them.

Many who wish to join the colony have not the money in hand to defray traveling expenses, and pay the full price for their land at once. We hope to make arrangements for the accommodation of all such, so that






they can pay a part down, and the balance in yearly installments with interest. Each subscriber will be allowed to purchase 160 acres of farming land and two town lots—or a less amount if desired. It is expected that every subscriber will reside upon and improve his property, within one year of the time of subscribing, otherwise he will lose his rights as a member of the colony.

All persons of good character, signifying in writing their wish to become members of the colony, and sending ten dollars as a location fee, will be regarded as subscribers. Those writing for information who are not subscribers, will be expected to enclose one dollar toward defraying the expenses of circulars and correspondence.

Those who wish to join the colony from New England are requested to write and send their names to the Rev. S. W. Bush, Bureau of Emigration, 26 Chauncey Street, Boston.

Those in the Middle and Southern States,






are requested to write me at Dewitt, Onandaga County, New York.

Those in Michigan, Indiana, Illinois, and Wisconsin, will please write, Dr. J. P. Greves, Marshall, Mich.

Those who wish to join the colony from Minnesota and Iowa, are requested to write me at Dewitt, Onandaga County, New York, or to David H. Frost, Esq., Belle Plaine, Iowa. We hope to make up a party of subscribers to visit California in May next, and determine on a location. It is desirable that each of the subscribers in the above localities should be represented in that party. We wish to secure early and prompt action. with as little machinery and routine as possible. We wish to secure all the advantages of a good colony, with as few preliminary conditions, and restrictions, as is consistent with the best success. We invite the earnest co-operation of all good people, who wish for homes in that land that the early Mis-





sionaries thought "fit for the abode of Angels."

All who wish to join us are requested to send in their names as early as possible, and before the first of July next. Further arrangements will be made as soon as we can confer with subscribers.

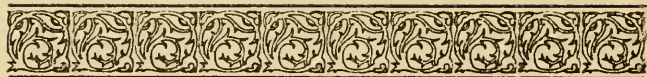
J. W. NORTH.

Knoxville, Tenn., March 17, 1870.

SOUTHERN CALIFORNIA COLONY,

This colony, of which some notice was given by circulars in March last, is finally located and organized. After several months of examination, in company with gentlemen from New York, Michigan, Wisconsin, Iowa, and Tennessee, a selection has been made, about fifty miles from Los Angeles, which combines the following advantages, viz.: A plenty of good land, an abundance of pure, running water, a delightfully genial and healthful climate, a soil adapted to the production of all grains and vegetables, as



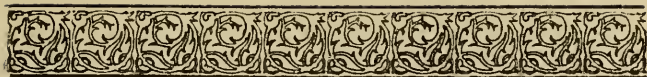


well as the common and semi-tropical fruits.

In addition to this, we have, on the property purchased, excellent material for brick, and a small mountain of marble, that makes the best of lime, and fine material for building. A large amount of timber, suitable for fencing and fuel, is growing on the property, and pine lumber can be purchased for twenty-five dollars per thousand. This location has been chosen by Mr. Prevost (the pioneer silk culturist of California), before his death, as the best locality in the state for silk culture. The company is incorporated under the laws of California, and named "The Southern California Colony Association."

This location is twelve miles toward the coast, from San Bernardino; is near the proposed line of railroad now being surveyed between the coast and San Bernardino. A telegraph line is expected to be constructed through the property the present season. Our postoffice address, for the present, is San Bernardino.





A town site is now being surveyed. A few choice lots will be given to those who build and establish business on them before the first of January next. Other lots will be sold from twenty-five to two hundred dollars each, according to location and value. Lands in lots of from ten to twenty acres, adjoining the town, will be sold, for the present, at twenty dollars per acre; and other lands at two and a half to five, ten and fifteen dollars per acre, according to location.

This hastily prepared circular is issued to give necessary information to many friends who are waiting for it. We hope to issue a more complete one after a few months.

J. W. NORTH,

President and General Agent.

San Francisco, Cal., Oct. 19, 1870.



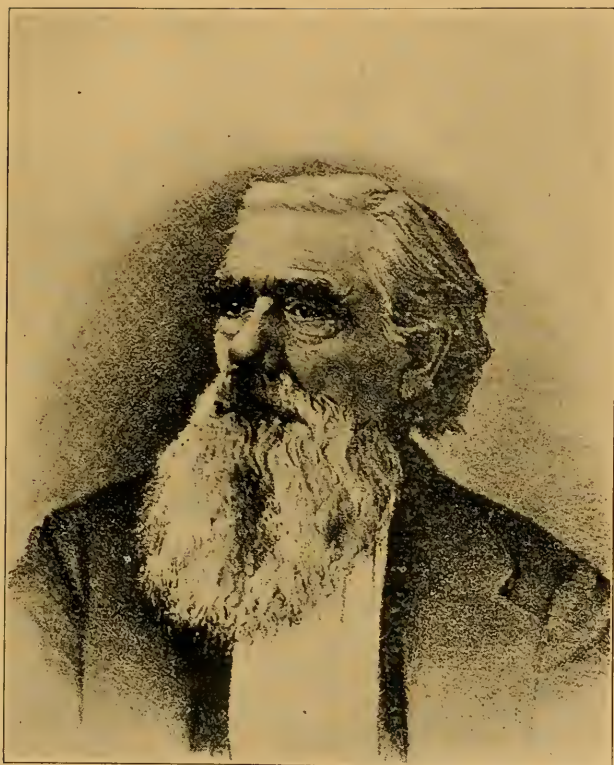


CHAPTER VIII.

THE FIRST AMERICANS ARRIVE AT RIVERSIDE.

Some time during the years succeeding the Civil War, a Frenchman named Louis Prevost came to Los Angeles. He was thoroughly posted on silk culture, and the conditions of climate prevailing in California caused him to believe that silk could be successfully produced. He succeeded in getting a number of men interested in his views, among whom was Thomas W. Cover, who had lately come into California from Montana. Cover was another of the early boomers, and had become acquainted with J. H. Stewart, of San Bernardino. The latter of course was anxious for the silk colony to become located in his county, where he had extensive land and financial interests. Mr. Stewart directed Cover's attention to that





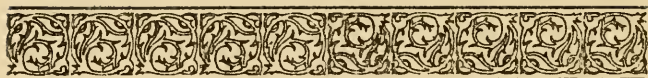
DR. J. P. GREVES



part of the Jurupa ranch lying on the "bench" east of the river and about ten miles from San Bernardino, as being a good location for the colony. Prevost inspected the ground, approved it, and a corporation known as the "Silk Center Association" was formed in 1869. A purchase was made from the Roubidoux estate and Abel Stearns of substantially all the remaining unsold lands of the Jurupa grant. Before his death, Mr. Roubidoux had sold about one thousand acres of the bottom lands on the west side of the river to men who understood farming as practiced at that time. Many of these purchasers were Americans, although quite a flourishing settlement of Mexicans was situated at the upper end of the grant and was known as "Agua Mansa"—gentle water.

When everything seemed certain for the establishment of a successful colony of





French silk culturists, Mr. Prevost died. As nobody connected with the project beside himself knew anything about the silk business, his death caused it to be abandoned before anything was done.

Very shortly afterward a party of Eastern men visited Los Angeles for the purpose of selecting lands to be cut up into small holdings and sold to fruit raisers. These men represented quite a number of others whose attention had been attracted to California and especially Southern California by accounts of its climate, soils and adaptability to successful and profitable fruit raising. Just at this time the first overland railroad was completed, and the days of travel to California around the "Horn," Panama, or across the plains per ox team were over. There was a project also for the building of a Southern overland railroad which was to have a





terminus at San Diego. The latter road seemed sure to be built, as at the back of it was Colonel Thomas A. Scott, famous as the head of the great Pennsylvania System and Assistant Secretary of War. Scott had "made good," and the building of his Texas-Pacific road, as it was called, was considered as sure anything could be. It was ten weary years, however, before a Southern overland railroad was completed and then not by Scott, who died in the meantime before his great scheme attained anything like completion.

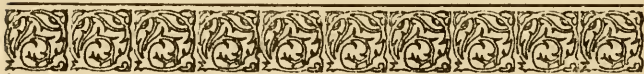
The eastern men who were looking around for a suitable place to locate a colony of fruit raisers went to a number of locations, and it is a singular fact worthy to record that every one of them has since become the site of a prosperous city. They were on the point of leaving Los Angeles when T. W. Cover met them. They listened to his representa-





tions about the Jurupa and finally consented to look at it at his expense. The result of their trip was to cancel all other propositions which they had seen and to purchase the Jurupa lands for their purpose. This was May in the year 1870, and they returned east with the plan of coming back later in the year to make settlement.

To take over and handle the property of the Silk Center Association it became necessary to form a new corporation which was named the "Southern California Colony Association." The name "colony" was a misnomer, certainly as far as being "co-operative" was concerned. The Colony Association was formed to sell lands in small tracts to people who became the owners to do what they pleased with them. The association also handled and owned the water system, but no purchaser of lands thereby acquired any right





to water. The idea was that after the association had sold all its lands it would still own the water and do a profitable business selling it at rates to be fixed by itself. There was, however, a strong spirit of co-operation among the settlers, and we have seen it continued down to the present time and crowned with the greatest success.

At the head of this company as President was J. W. North, a good writer and speaker, a man of culture, and every member of his numerous family shared his excellent qualities. His son John practised law in Riverside for many years, and his untimely death a few years ago in middle life was regarded as a local calamity.

The secretary of the association was James P. Greves, an ex-physician, who had been connected with the Freedmen's Bureau during the civil war. He had gone to Nevada





and there become intimately acquainted with Judge North. In 1870 he was located in Knoxville. K. D. Shugart, also a physician from Iowa, was an officer, as was also another doctor, Sanford Eastman of Buffalo, New York. The latter died in 1874, and was always spoken of in the highest terms by those who knew him. Others who were connected with the new venture were T. W. Cover, a miner; J. H. Stewart, capitalist; M. W. Childs, a merchant of Los Angeles; Henry Hamilton, an editor; A. J. and D. C. Twogood, merchants from Iowa; T. J. Wood, carpenter; W. J. Linville, lumberman; Dudley Pine, stockman; Captain John Brodhurst, a retired sea captain, an extensive traveler and a good writer. Only one was a practical horticulturist, as far as knowledge of California horticulture was concerned. This one exception was Henry Hamilton, editor of the Los Angeles Star.





He established a weekly newspaper in San Bernardino in 1867, and remained there two years. He never lived at Riverside but retired to his ranch at San Gabriel where he died at an advanced age. The art of citrus fruit raising was in its infancy on this coast, and Riverside became a large "experiment station," to which all subsequent settlers went and looked to for knowledge.

When this little group representing a new race, a new religion and a new civilization, stood on the eastern slope of Mt. Roubidoux on September 19, 1870, old California commenced a definite and rapid decay. No robed priest stood by a wooden cross; no helmed and plumed Knights of the Middle Age stood guard with sword and buckler to claim the land for the king. No litany was chanted, and the white-bearded Judge did not sing "Te Deum Laudamus." There were those





among them who were to live long enough to see a prosperous city grow up on the plain at their feet, and more people having homes in that valley than there were in all California after sixty years of priestly rule.

While residents of Nevada, Judge North and Dr. Greves became acquainted with Charles N. Felton, then interested in mining and a resident of San Francisco. Means to put their venture on a good financial footing were lacking; it is very doubtful if even the richest of them could have commanded as much as \$10,000 in cash. Six years later one of them made the statement that he had invested all his means in his Riverside fruit ranch and it amounted to \$7000. The exception was J. H. Stewart, of San Bernardino, who was a wealthy man for that day, but not disposed to invest much in the enterprise. He, however, did furnish enough





to start the necessary surveys for a canal and Mr. Felton subsequently came to the rescue. Mr. Stewart's connection with the project was not of long duration. A canal was successfully built under the superintendence of T. W. Cover and water brought to the present site of Riverside in June, 1871. The chief engineer, John Goldsworthy, told Judge North that the time would come, perhaps not for twenty years, when every mile of the canal would have to be cemented. Thus early did the "conservation" problem force itself to the front. The cost of the canal was \$40,000, twice as much as first estimated.

Goldsworthy's prediction was based on the fact that the main canal ran for several miles around a mountain and across broken country before its waters could be used on the lands; the canal had nothing but dirt banks and the industrious gopher became at once





the enemy of the young irrigating system; the water was carried across little valleys by means of wooden "flumes; occasionally a bank of the canal would become so thoroughly saturated, or a flume become too weak to support the weight, that a long gap would be made in a few minutes which might take days or weeks to repair. The whole colony depended upon the canal for water for both domestic use and irrigation, and a break of any sort meant great loss and inconvenience to everybody concerned. This discouraging state of affairs continued for ten years or more.

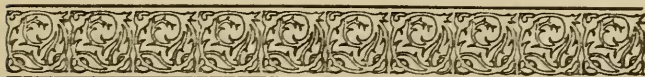
The writer has had more than once to get out with a wagon or a cart and a barrel to haul water for house use a distance of two miles from Spring Brook, at the foot of Mt. Roubidoux. Neighbors were doing the same thing, except those who were fortunate

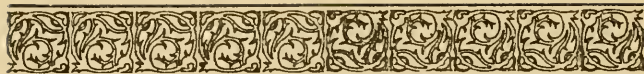




enough to have a cistern and had it filled. The owner of a cistern was looked upon by the less fortunate as a sort of aristocrat. Speaking of hauling water, this system prevailed from September, 1870, to June, 1871, during the period when the canal was building. It would seem that a water supply drawn through an open ditch six miles, which was a regular bathing place for children and animals, reeking with decaying vegetation and almost boiling under a tropical sun, should have killed us all off; but "germs" had not yet been invented and we were in blissful ignorance of the fact that every mouthful of water we drank contained microbes enough to kill a regiment. If there was a case of typhoid fever in those years, it escaped record.

The original main canal was about eight feet wide at the top, six feet on the bottom,





and was calculated to carry 2000 inches of water. This was presumed to be sufficient to irrigate 10,000 acres. In some places the canal was twelve feet on top, eight feet on the bottom and three feet deep. Water was sold by the inch entirely, the "hour" method being discarded. Charges were based on a twenty-four hour continuous run. The calculations at that time enabled the company to believe that water could be sold at a profit for two and a half cents an inch. This was soon found to be not enough to pay the expenses of the distributing system.

The Mexican system of irrigation was followed; indeed, there was nothing else to go by. Lateral ditches were taken at intervals from the main canal, the flow into them being controlled by a wooden gate. The customer for water had it measured out to him by another wooden gate at the highest corner

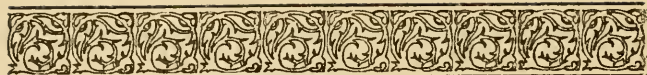




of his land. Very naturally, he frequently complained that he was not getting what he paid for. The distributing system of main main canal and laterals was constantly clogged with weeds and grass. The Indians were hired by the company to keep the ditches clean, and to do this work they had to get into the main canal with scythes. They sometimes wore overalls at this work, but more frequently did not, and the spectacle of a gang of Indians, naked except for a shirt, wading in the main canal cutting out grass and weeds, was too common to excite any notice, even from people who drank the water.

The open system of canals and ditches proved an extremely wasteful one. Seepage, leakage and evaporation were responsible for the loss of fully half the 2000 inches that were turned into the main canal. Indeed,





owing to the drying up of the river in mid-summer, Judge North bought in 1874 a grist mill on the north bank of the Santa Ana about two miles above the canal heading, which mill carried with it the right to all the water of Warm Creek, the main tributary of the Santa Ana.

As the owner of the mill was entitled to all the waters of the stream to turn his mill wheel, and there being no one below him to use the water thereafter, the Warm Creek waters became virtually all the hope of irrigation for Riverside. Judge North's idea was that the original line of canal for four miles would have to be abandoned and Warm Creek taken across the river by a flume. This was done years later when his son John was superintendent of the canals after the irrigation system had been purchased by the land owners.





At a meeting of the Southern California Colony Association in December, 1870, it was voted that the name of "Riverside" be bestowed on the proposed town instead of "Jurupa."

The first American family to settle at Riverside was that of T. J. Wood, and their house was on the block north of the present Santa Fe depot. The family occupied the house October 28, 1870, and an old account says of the event: "Mrs. Wood was the first white woman to reside in Riverside, and her advent was not allowed to pass without a fitting reception. Welcoming speeches were made and a cordial reception extended by the gentlemen present, among whom was the Rev. Mr. Higbie (partner of Engineer Goldsworthy). He indulged in predictions of the glorious future that awaited the colony, saying that 'within fifteen years the iron





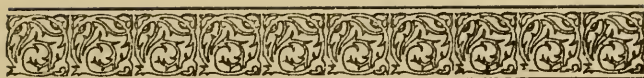
horse will be plowing through the valley and Riverside will be furnishing the eastern states with oranges.' " This prediction cut curiously close to the truth.

The first white child born in Riverside was May Brodhurst, daughter of Captain John Brodhurst, and her birthday was December 26, 1870. In honor of this event, the company made Mrs. Brodhurst a present of the town block now occupied by the Salt Lake freight house. The Brodhursts at that time lived in a house near the H. P. Kyes home. This was not on the original town site, but on government land a mile eastward. The first American child born on the town site was a daughter, to Adam R. Smith, born March 31, 1871.

The first marriage was that of Lyman C. Waite and Miss Lillian Shugart, April 5, 1872, by Dr. Atherton.

The first death was that of Miss Leila Shugart, sister of Mrs. Waite, which occurred on February 29, 1872.





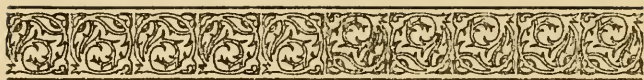
CHAPTER IX.

DISCOURAGEMENTS, FAILURES AND SUCCESSES.

On looking over the orchards of Riverside today from the summit of the little ridge upon which we have supposed Don Juan Bandini once climbed, and gratefully named Mt. Roubidoux, the writer can think of nothing but a vast battlefield from which the wreck and debris of defeat have long since been cleared away. Here on this ground were enacted the tragedies which have characterized all our frontier settlements; perhaps that knoll marks defeat; perhaps that little valley was the spot where the hosts of right met victory; and perhaps in that little graveyard lie some of the heroes and heroines who have been forgotten.

The crude, defective and uncertain irrigation system was not the only thing which





the early settlers had to contend with. As we have seen, they were all "green" at the business. While it had been supposed that the location and soil were adapted to fruit raising, it had to be demonstrated; the orange was attracting considerable attention, and a fine seedling fruit was raised in the San Gabriel country and at Old San Bernardino, but the "old-timers" were certain that the orange would not succeed on the Jurupa bench; the raisin business looked more promising, and the famous "Muscat of Alexandria" had been brought to California and proved successful; figs looked promising also; the English walnut, almond and olive, the peach, apricot and nectarine were the chief things that the young colony looked forward to for future income. Fortunately it was known that the apple, prune and cherry would not succeed, so no time was wasted on





them. Harder to bear than all were the constant jibes and jeers of the "old-timers", who came to the country ten years before, and indulged in all kinds of fun at the expense of the greenhorns that had the audacity to believe anything could be done with the barren soil of Jurupa.

The animate forces of nature seemed leagued against them. The gopher was not only the worst enemy of the irrigating canals, but had a liking for tender root growth; the grasshoppers and rabbits issued from the hills in countless swarms to feed upon green growth; coyotes developed a taste for poultry and great enterprise in securing meals of young chicken "au naturel;" flies, fleas, ants, scorpions, centipedes, tarantulas and rattlesnakes added burdens and dangers to daily life; the first winter season introduced the "norther," a hot wind which swept down the





Cajon Pass from the desert carrying clouds of discomfoting dust and sand.

The Indians were no longer to be feared except as undesirable neighbors with a propensity for alcoholic drinks, and to possess live stock which belonged to others. In this latter they were joined by renegade white men, who hang on the fringe of civilization. Wherever there has been found one unselfish missionary ready to devote a life to converting savages, there have usually been about one hundred men who were willing to supply the natives with whiskey and degrade their women. They were assisted in this latter by the fact that the natives of California seemed to have only misty ideas of female virtue; and it was not long before a class of half-breeds was common who knew not their parentage and were worse than either race from which they sprang.






The nearest point from which a Riverside settler could obtain trees and vines was the San Gabriel country, fifty miles distant over a desert. They went to work at once and some trees were planted before the canal was completed. Dr. Shugart planted the first orange trees, seedlings of course, and kept them alive by hauling water at a cost of twenty-five cents per barrel. Some orange trees cost five dollars apiece. After the completion of the canal, many thousands of trees were brought in, some of them from Northern California, and in spite of all drawbacks and discouragements, at the end of the second year a good showing was made.


The nurserymen were not idle. George D. Carleton came from San Diego and started a nursery in partnership with Prior S. Russell, who was also well acquainted with what would succeed in California. The stock





raised by these two men and the knowledge which they freely gave were invaluable. Lyman C. Waite, a young teacher and lawyer from Iowa, also turned his attention to horticulture at Riverside, and by his keen insight soon made himself an authority, and gave the results of his work freely to all.

With George D. Carleton for some time was a young man named Robert Preston Cundiff. He also thoroughly learned the nursery business and horticulture; afterwards his attention was turned to fruit pests. Another young man, John A. Simms, came from Indiana and at once went to work for his uncle, P. S. Russell. He also soon mastered the details of California fruit farming and was the most successful disseminator of naval orange buds in the settlement. A fine early apricot originated in the garden of T. J. Wood, known as "Wood's Early," was ta-





ken in hand by Mr. Simms and buds sent broadcast.

Pepper trees were planted for shade and ornament, and thrrove. The Australian eucalyptus or "blue gum," as it was generally called, grew rapidly and proved a good wind break for orchards when planted thickly. The Muscat grape seemed to be on its original habitat and the dry, hot days converted it into a delicious raisin. The fig was successful, also the peach and apricot. Wine making was never undertaken, probably owing to the fact that the settlers were not wine users. Among other things experimented with was the poppy, and it is a fact that some opium was produced from poppies grown at Riverside; Dr. Greves once told the writer that it was a fine article and met with a ready sale to the Chinese. Perhaps a prejudice discouraged its extensive raising. Tobacco could be

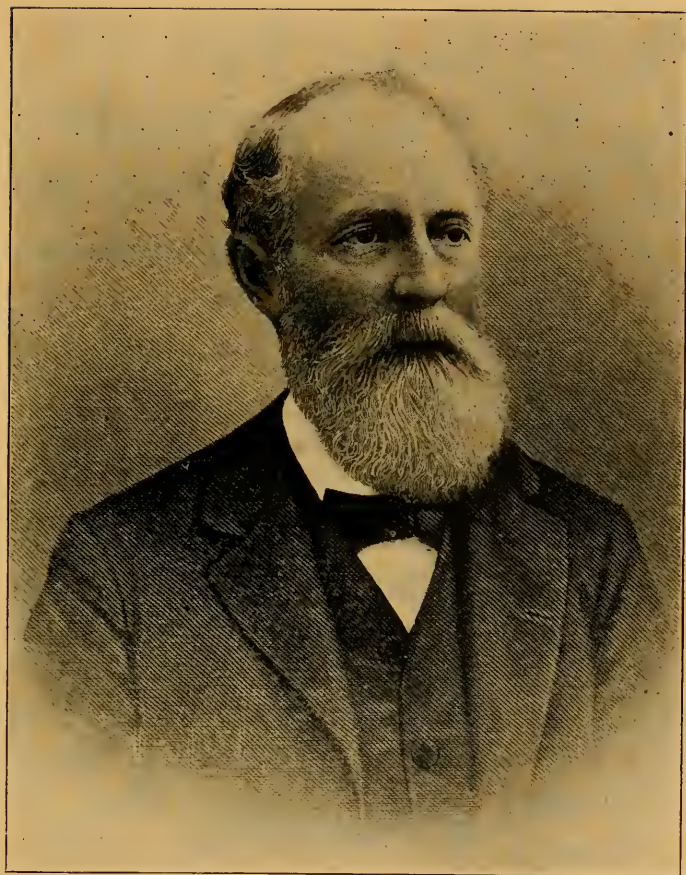




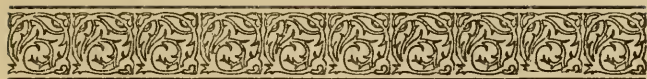
raised, but was not done on a commercial scale. Lemons and limes also grew, but the latter was abandoned.

Very naturally, the early settlers commenced to plant the things which promised the most speedy returns, and by the time they had something to sell an outlet was afforded by the completion of the Southern Pacific railroad from Los Angeles to Colton. This gave Riverside a railroad station eight miles distant and was a matter of great rejoicing. The grading camps had been in plain sight on the desert northward across the river, and when the primitive "mixed" trains of that day began to make regular trips to Los Angeles, many who had not seen a train for years made the trip just for the novelty of the thing. I went out from San Bernardino with a friend and when we came in sight of the construction train at Slover





DR. K. D. SHUGART



Mountain, we stood up and yelled until we were hoarse. We were in the brush on ground now covered by steel tracks.

According to Judge North's original scheme, a town site was laid out one mile square with streets at right angles three hundred and thirty feet apart. The Philadelphia plan was followed. When that city was the capital of the United States, the Western members of Congress thought it the most beautiful city they had ever seen; in fact, it was the first city many of them had seen at all. The consequence was that William Penn's plan of a town was carried westward and came to Riverside, where the town plat resembled a checker-board, just as it did in hundreds of other Western towns. Inequalities of ground were not taken into consideration and streets ran straight up the side of a hill at Kansas City, San Francisco and Los

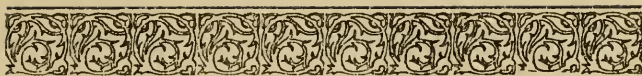




Angeles just as if the face of the country resembled the traditional pancake in flatness. A new townsite was, however, usually selected on level ground and Riverside was level. The pioneers were much assisted in their methods of town site platting by the system of government surveys, which adopted the "section" of a square mile as the unit.

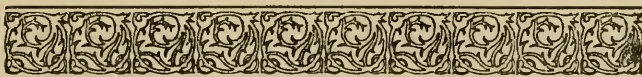
It was supposed that it would be necessary at Riverside to subdivide only a few town blocks into lots for business purposes. The block in the middle of the plat bounded by Main, Market, Seventh and Eighth streets, was reserved for a "public square," also common to most Western towns, and named the "plaza," a word borrowed from the Mexicans. It will be noted that Penn's city was further imitated by numbering the streets running in one direction instead of giving them names. A few stores, a saloon or two, black-

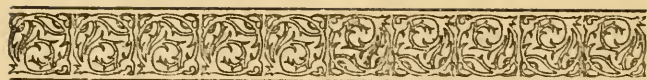




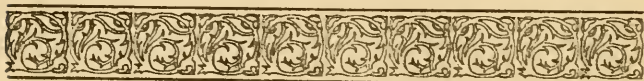
smith shops and the usual small business of a new town became grouped about the plaza, which remained innocent of trees or grass. The remainder of the town blocks became rapidly sold off and improved by people who believed that a comfortable living could be gained from two and a half acres.

When Don Benito Wilson sold out his holdings at Jurupa, he and his grantee climbed one of the hills, and Wilson pointed out the "corners." On the east these were the mountains at Spanishtown and the Pachappa. This line was defined with exactness by Goldsworthy and Higbie, who were official surveyors of the United States. This eastern line of the Jurupa grant was also the eastern line of Riverside. Southward from the town about three miles was a tract of 9000 acres which had somehow been overlooked by the Mexicans. This land had been





entered and patented at a cost of \$1.25 an acre by Benjamin Hartshorn, a sea captain who had been engaged in the early California trade. Of course this was known to all early settlers as the "Hartshorn Tract," the owner of which was a matter-of-fact trader whose unsentimental nature had prevented him from naming his domain in honor of some saint. Between the Jurupa and Hartshorn's land was a strip of "government" land, a mile wide, which was speedily taken up by squatters, as it could be easily irrigated from the Riverside Canal. They had employed the government surveyors to set the corners, although their survey was not "official" because the general land office had not authorized it. The same thing was done to the eastward of Jurupa, and these government lands were also "squatted" upon very soon, although there seemed to be no immedi-

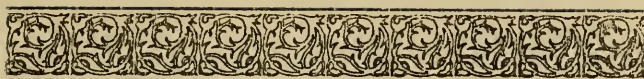




ate prospect for their irrigation. The squatters were known as "dry ranchers," but in good seasons they raised crops of barley and wheat which were abundant and brought to them much ready money. Judge North himself took a town block on the extreme eastern line and became a squatter to the extent of claiming and partially improving eighty acres. E. G. Brown also located on government land, but was fortunate in having the main canal run across one of his corners, thus giving him a few acres which could be irrigated. T. W. Cover also became a squatter two miles south of town. A. J. Twogood was also another, as was H.M. Streeter, afterwards postmaster and State Senator. Others were James Boyd, John Wilbur and D. S. Strong, the latter being the last one on the old San Bernardino road. Unfortunately for some of the squatters, the Southern Pacific



railroad land grant bill passed Congress and became a law on March 3, 1871, giving the company every alternative section for ten miles each side of the road. This land grant did not, of course, affect any lands which had been granted by the Mexican government. These squatters on railroad lands were assured by the railroad officials that they would be given preference in purchase but were left in ignorance of the price. A contest as to the right of these lands to receive water on the same terms as settlers on the Jurupa, the uncertainty as to ultimate cost per acre, led to much worry, bad feeling and litigation. Some of the squatters had been on their claims a year before they received any water from the upper canal.



CHAPTER X.

WHAT "GRINGOS" LEARNED FROM "GREASERS."

The first century since actual possession of California was taken by Spanish colonists had passed in 1870, and the country had been in quiet ownership of the Americans for over twenty years. The difference in growth under Spanish occupation and under American occupation was stupendous. The careful student of history must be struck with the failure of Spain as a colonizing power. California contained 92,517 people in 1850 and more than half of these had arrived in the two previous years under the stimulus of the gold excitement. In 1870 the state had increased to 560,267 population.

It seemed to the Americans that the Spaniard had done little or nothing during his century of occupancy; but it must be remembered that the Spaniard has possessed only in






small degree the unrest of the Anglo-Saxon.

There is no doubt that the first Americans in California looked upon the Spanish settlers with a good deal of contempt. After becoming better acquainted, this was changed to genuine respect.

The American colonist found all his previous experience in farming set at naught. There were two seasons instead of four. Irrigation took the place of rainfall. In all the perplexing problems which he found himself confronted with in a new, strange country, the Spanish settler was his primary teacher.

The Mexicans divide their country into three zones, the "tierras calientes," or hot lands next to the coast; the "tierras templadas," or temperate, elevated lands further inland, and the "tierras frias," or cold lands in the mountainous region. In California the "tierras templadas" are on the coast and the "tierras calientes" in the interior. Ocean currents and great deserts account for these differences. Not all California is hot.

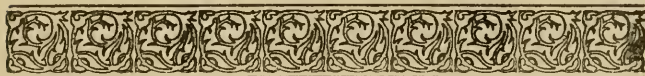


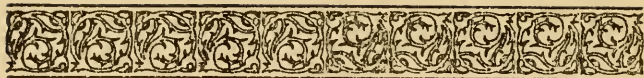


The first Spanish voyagers who entered San Diego Bay looked upon hills and plains utterly barren of trees and almost so of any vegetation. The coast clear to Monterey was equally forbidding. When the interior was penetrated, some few scattering trees were found, but for six months of the year the country was an arid desert.

The Franciscans, with their knowledge of agriculture and horticulture, felt sure that everything would grow in California that grew in New Spain. It was only a season or two that their theories were changed to actual facts by the work of their own hands.

The Franciscans brought to California many things in the plant line which go to sustain life, as well as many of the luxuries. It was but a few years until around their mission stations were growing things now so common, such as grapes, peaches, olives, figs, pomegranates, melons, wheat, corn, beside cattle, not one of which was native to California.





A century of experience had taught the Spanish-Californian how to live in the tropical and semi-tropical land and be comfortable. A temperature of 105 or 110 degrees is enough to strike terror, but if you know how to live, what to eat, what to drink, and how to sleep, the nearly furnace heat may be mitigated and life made endurable for the two or three months of the year when the mercury in the tube shows a disposition to get out at the top.

In the first place, the American found the Spanish-Californian living in a house constructed of materials and built in a way best suited to ward off heat. His material was large unburned bricks, dried in the sun and laid up in thick walls. The roof was also made of earth with just slope enough to shed the rain. Going into one of these houses in summer was much like going into a cave. Then again, the Californian opened his house wide at night to admit the cool air, and shut



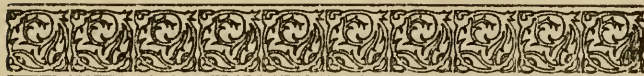


up in the morning, keeping the cool air imprisoned to add to comfort during the day.

Then for keeping his drinking water, the native had a large unglazed earthen jar hung under a shed where the wind could strike it.

Around this jar, called an "olla," (pronounced o-ya) was usually a woolen blanket wrapped tightly. This olla was always filled in the early morning, as the nights were cool and the water in the streams fell to the morning's temperature. The evaporation during the day kept the water cool. The newcomer was surprised to find the water in the jar refreshing even in the hottest part of the day. Thus he found two of his problems already solved for him.

As to eating and drinking, the Spanish-Californian was abstemious and temperate--another lesson for the Americans. In hot weather he forsook beef as a food largely, and ate melons, figs, grapes and cereals. It is true wine was made and drunk, but the wines were so mild and pure that a great





quantity had to be swallowed in order to produce any effect on the head. The American usually insisted on beefsteak for breakfast and roast beef, boiled beef or corned beef and cabbage, coffee and pie for his dinner, preceded by whiskey cocktails. After his usual breakfast or dinner in such a climate it is small wonder he felt the heat. Another thing he learned was to get up early and do his day's work before the sun was hot.

Americans in California still make the mistake of trying to work and do business during the hottest part of the day, instead of commencing before sunrise and completing the day's work about 10 o'clock. Work between these hours is worth twice as much as later in the day, with comfort to man and beast.

Shun banquets and church suppers as you would a pestilence. The down-to-date church is a club with incidental worship. I copy from a bill of fare of a church supper given in my town: Pork, chicken, beef, four or five kinds each of cake, salads, and pie, end-





ing of course with ice cream and hot coffee. Then people go home in a beastly state of indigestion and lay all consequent bad feeling to the hot weather.

In all tropical countries there are numerous small insects which like to fasten themselves to fruit and particularly to fruit having a rough or fuzzy surface. No fruit should be eaten fresh unless thoroughly washed first. Children especially should be watched that they do not eat fruit taken right from the tree, vine or plant on which it grows. Small insects and the dust may cause stomach disorders which are laid to the fruit, which if it had been thoroughly washed would have been safe to eat.

I have been for forty years in some of the hottest parts of California, Arizona and Mexico, and am fully convinced that life may be made tolerable and even comfortable in those places. Be careful what you eat and drink. Never mind where you sleep—that is a small matter as long as it is outdoors. If you drop





such heat-producing things as ham and eggs, bacon, beef, pork, greasy pastry, and drink cool, (not ice-cold) water, you will find comfort increased fifty percent. That is what we learned at Riverside forty years ago. These remarks apply to summer only. The balance of the year things may be eaten which the people of temperate zones usually eat, who follow sedentary occupations.

At all kinds of ranch work it is of the highest importance to preface the day's labor with a good breakfast. Many years' experience has led me, after mature reflection to recommend the following: Cantaloupes, oranges, grapefruit, coffee, toast, fresh ranch eggs fried or poached, fried chicken, hot biscuit, fried mountain trout, liver and bacon, beefsteak Spanish style or with mushrooms, pork or mutton chops, plain or breaded, corn bread, corn fritters, sliced tomatoes and cucumbers, wheat cakes and maple syrup. Be sure and start the day





right. If the stomach is O. K. the head and muscles are bound to be so.

Most of the Americans who came to California after the railroad was built had never slept out of doors. They had been taught that "night air" was unhealthy and that the proper way was to shut themselves up tight in bedrooms, not allowing the smallest particle of ventilation for fear of a deadly "draught", bringing colds, pneumonia and consumption with eventual death in a few years. What was their surprise in California to find natives and those who had been in the country a few years, sleeping with the constellations for a canopy. Instead of being sickly, these people seemed to be particularly robust. Coughs and colds were scarce, and some consumptives had been known to recover by living an outdoor life. Small wounds or scratches which would have proved troublesome elsewhere, healed up with marvelous speed.

The matter of clothing is not important.





Most of the communities and towns have laws requiring a certain amount of clothing to be worn, but they have not been very strictly enforced during the past season against women and girls. The old timers among the men found a blue woolen shirt, blue overalls, slouch hat, and boots about all that was necessary any time of year; the women wore calico dresses, and perhaps other things; native children usually wore neatly fitting tan suits.

Since the foregoing was written, I was gratified to see the following authoritative endorsement:

Washington, Aug. 18.—“Medical men,” said Surgeon General Rupert Blue of the Public Health Service, “are a unit in advising that one eat plenty of fruits, green vegetables and as little meat as possible during the days when the sun sizzles.

“Eat sparingly of starchy foods, like potatoes, but eat plenty of such vegetables as agree with you.





“Leave alcohol alone. If you will drink alcoholic drinks, take them with the greatest possible moderation. Most of the soft drinks on sale at the soda fountains are good. But buttermilk is a grand summer drink, and sweet milk, if pure, is excellent.

“White clothes are the coolest, as every one knows, and that light suits are being worn more and more in hot weather is a good thing for the public health as well as for the laundryman and the dry cleaner. Blue underwear is really seriously recommended.”





CHAPTER XI.

EARLY CHURCHES — BY REV. I. W. ATHERTON.

The first visit of the writer to the mesa, purchased not long afterwards as the site for an enterprise known at first as "The Southern California Colony Association," and later and more widely as Riverside, was in July or August, 1870.

It was by invitation of and in company with Judge North that we went on a tour of inquiry and inspection. The trip was made from Los Angeles via San Bernardino. On leaving San Bernardino we made for the extreme northern point of the mesa, intending to traverse it for some miles to the south. There was no trail where we attempted to cross the river. Very soon there were signs of quicksand. Happily, by a lively concert of action on our part, both horse and buggy



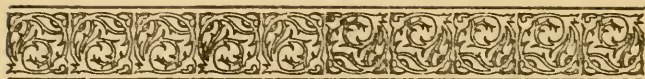


were soon gotten out of the threatened trouble. A second attempt, at a carefully selected place, was successful, and in triumph we mounted the bank and gained the plateau. What a place and scene met our view! A bare, dry, sun-kissed, and wind-swept mesa, stretching for miles toward the south, having not a tree or shrub in sight, and only the scantiest possible remains of what we assumed to have been, at one time, a growth of grass.

Up and down this mesa, the length, breadth and general characteristics of which are familiar to you all, we rode. Every now and then, with a tool in hand, we would dig up and sample the soil.

The possibilities of the tract to make good returns to its cultivators, under favorable conditions, were thought to be quite apparent. And then and there, I think, the decision was





formed, if water and plenty of it could be secured, and all else should prove favorable, to purchase the tract and start the contemplated enterprise. That was Riverside in the seed and germ—its first actual conception. And with the idea shaping itself in his brain, the Judge and his companions returned to Los Angeles, via the Chino ranch.

About a year later the writer's health failed. There was temporary loss of voice and incipient lung trouble. He must get further inland. The decision was in favor of Riverside. A contract was made for a ten acre lot and the building of a house. The location faced the south line of the mile square laid out by the company as Riverside. Years afterward it was known as the "Public-cover Tract." To this place, leaving Los Angeles, he removed with his family in November, 1871. He was commissioned by the





A. H. M. S. now the C. H. M. S. His support at first came largely from that source. How great the contrast between then and now. The whole country, far and wide was for the most part open and unimproved. The only railroad was that from Los Angeles to Wilmington—twenty miles. Los Angeles had a population of about 10,000, for the most part Mexicans and others largely from the south. Save a little hamlet at El Monte, Rubottom's at what is now Spadra, and the old adobe at Cucamonga, there was not a house between Los Angeles and San Bernardino. The whole route was a desert, and much of it heavy with sand. The chaparral and brush were full of quail and rabbit. San Bernardino itself, although a county seat, was a dull and sleepy old town, void of enterprise, with a population of about a thousand.

Riverside, of course, was then in its incipi-





ency. There were perhaps twenty-five families in all. By public and private enterprise, to meet already existing needs, there had been provided a company's office, a school house, a hotel, a store, and a shop each for a carpenter, a blacksmith, a butcher and a shoemaker. The only canal at that time ran through the place just east of Judge North's residence, and then south, crossing the arroyo in a high flume. Most of the houses were small and of cheap construction. The settlers were chiefly from the "interior" or the "far east." None of them knew anything about irrigation or citrus fruit culture. They had it all to learn. But they had intelligence, pluck and plenty of push. Improvements were few and far between, and orchards were in embryo. Wind-breaks were in the infantile stage, but full of promise. All outside of this, with the exception of a narrow mar-





gin along the river bottom, was a sere, uninviting, dreary desert. While ever and anon, just for variety and to make things lively, the Mojave zephyrs, rushing through the Cañon Pass and sweeping over the intervening sandy plain, filling all the air with clouds of dust, and seemingly concentrating all their power at the mesa's edge, would thunder at our doors day and night, often for three days at a time, as if in rage at our intrusion on their hitherto undisputed territory, and as if bent upon the destruction of ourselves and all our effects. So much for the situation in its material aspects. What interest was taken in educational and spiritual things?

The first public building was a school house. This was located on Sixth Street, between Mulberry and Lime. The first school was taught by Dr. Charles Brown; the second by Mr. L. C. Waite, and numbered perhaps






twenty-five pupils, at least three of whom were furnished by Judge North and two by the resident missionary. The first religious service was held and the first sermon preached at the school house in the summer or early fall of 1871, by the Reverend Mr. Higbie of Compton, then employed by the company as a surveyor, and engaged in laying out, systematically, the entire tract. The writer, as the first resident minister of the place, began labor here, as has been said, in November, 1871. For more than a year religious services, including the Sunday School, were held at the school house. Religiously, the few people then resident here were greatly divided. Among them were representatives of every phase and type, both of belief and unbelief. These considerations, leading to indifference and inaction on the part of some, and to the absence of sympathetic and hearty co-oper-






ation on the part of others, in whom the denominational feeling and preference was rather strong, naturally made the work of building up a Congregational church, even though of a liberal type, laborious and difficult, especially as Congregationalists at that time were so few. There were yet other obstacles of which I will here mention but one. In his effort to build for Christ the missionary would doubtless have had more of practical sympathy and aid but for the fact that all the settlers, professed disciples of Christ included, were over-pressed with work, of a new and untried character, in a region where they were not yet acclimated, and under such new and unwonted conditions as to exhaust all their time and strength. Take it all in all, the burden of labor—even that of collecting funds for and building a church edifice—fell largely, in some respects wholly, upon





the missionary. Co-workers, in full and active sympathy and right at hand to aid, were comparatively few.

These and other things, taken together, formed a combination of difficulties and trials, calling for the constant exercise of faith and patience. The stress of effort, at first, was to get all lovers of Christ to unite, if possible, for the time being, in one organization. Failing in this, a few disciples, in order for more united and efficient work, and to secure greatly-needed and permanent aid, at length banded themselves together under the name of the "First Church of Christ of Riverside." This was in April, 1872. Records and data being lost, it is now difficult to fix with precision either the date of organization or just the number of original members; but that is not a vital matter; the move was made and the infant church came to birth.







By invitation of the writer, his immediate successor at Los Angeles, Rev. J. T. Wills, was present, preached the sermon and perfected the organization.

During the summer and early fall of the same year a special effort was made by the pastor with reference to the erection of a chapel. A lot was donated by the company at the corner of Sixth and Vine streets. Subscriptions to be paid in money or work were first obtained in Riverside. These were freely given but were in no case large. Aid was obtained, through the agency of Rev. Dr. Warren, from the Congregational churches in San Francisco, Oakland and Sacramento; also by the pastor from different sources in the east; a liberal grant (\$500 I believe) was made by the C. C. S. B. The plan was then drawn and the contract let to a man in San Bernardino; the work was commenced in





December, 1872. While this was going on, in some unknown manner the pastor's house took fire and was burned with all its contents at about 5 a. m., January 5th, 1873. This was a heavy and at the time an almost crushing blow, but pastor and family were taken at once into the homes and hearts of the people. Judge North and others were active in the way of relief. The entire settlement was ready with sympathy and help. Lumber was purchased and drawn from San Bernardino. The church contractor, with all his working force, and others also who gathered from the settlement, were on hand to build. And ere a week had passed the pastor and his family were quite comfortably settled in their new home. Aside from the aid thus given, assistance was freely and generously given by the First Congregational churches of San Francisco, Oakland and Sacramento, and also to





some extent by friends in Los Angeles. Altogether what was thus received, though far short of the actual loss sustained, was a most timely relief and help, and was greatly appreciated, most of all because of the sympathy that lay back of and inspired it. At once the work of the chapel was resumed. To the best of my memory it was completed and ready for use in March or April, 1873, just about a year from the time of the organization of the church. Soon after its completion it was dedicated, the pastor himself, in the absence of any near and available help, conducting the service. Through the interest and influence of a young man from New York City, who had spent the winter at Riverside, a handsome donation of new and choice hymn books was received at that time from Barnes and Co.

It should be said that the chapel was com-





pleted substantially free from debt; and further, that inasmuch as all denominations had united in building it, when the time came that Episcopalians, Methodists or Baptists desired an occasional service, in the interests of unity, peace and Christian fellowship, they were cordially invited to hold it in the chapel, and accepted the offer. The pastors who thus officiated at stated times were Rev. Mr. Knighten, Methodist, of San Bernardino and Rev. Mr. Loop, Episcopalian, of San Gabriel Mission. Whenever these men came, as an evidence of the friendly and catholic spirit existing among us, we all kept together, forming but one congregation.

This continued for some length of time. The first to draw off, organize and hold a separate service were the Methodists, using for the purpose the school house. But the mutual arrangement between us and the





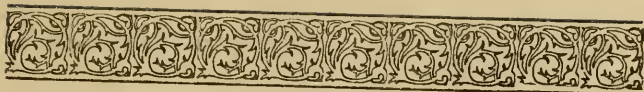
Episcopalians was continued, I believe, up to the time I left. Too much cannot be said in praise of the spirit and interest shown by Judge Brown and his daughter Miss Settie. The Judge was the leader of our choir and Miss Settie served as organist. Both were efficient and steadfast, and endeared themselves to us all. This was true also of the Twogoods, of the Roes, of Mr. Traver and others who were Baptists. During the period of the slow growth of Riverside, five or more years, and with the exception named, all those of similar faith, though of different church polity, kept together, Our little Congregational church, in a spirit which cannot but be approved, spread its wing and brooded over them all, thus becoming a sort of a foster mother to the different churches that were, at that time or afterwards, formed in Riverside. This is a history of what was





begun and done in religious and church work during my residence in Riverside. As a result of overwork, the pastor's health began to fail in 1874, and such was his condition in March, 1875, that he resigned and found a new field of labor and more bracing climate at Cloverdale, Sonoma County, north of San Francisco.






CHAPTER XII.

THE NAVEL ORANGE.

The first oranges which fruited in California were seedlings. The fruit proved to be fine, but the trees uncertain bearers. There were budded varieties which had been brought from orange growing countries, particularly the Malta Blood and St. Michael, which succeeded well. Riverside was destined to produce the one variety of orange best suited to the state and which finally put all others, with few exceptions, into the limbo of "has beens." It is to a woman that we are indebted for this great orange—Mrs. Eliza Tibbetts.


The facts related here are now no longer disputed. For a time, however, there was great disputation as to whom belonged the credit of giving the navel orange to the world. It is true that Luther C. Tibbetts owned the land upon which the first navel trees were





planted in California; it is also true that he spent the last years of his life in the Riverside County hospital, or poor-house. But that he had much to do with the navel orange is not true. All the facts concerning the navel orange are well known to the writer, who was intimately acquainted with Mr. and Mrs. Tibbetts.

This couple were among those mentioned who were attracted by Judge North's scheme for a fruit raising colony in California. Mr. Tibbetts was an original abolitionist and after the Civil War had the poor judgment to go South. Instead of keeping discreetly silent on the issues of the war, he was constantly reminding the Southerners of their great wickedness in holding slaves and their subsequent attempt to disrupt the Union. Anybody can stand a fair whipping, but it requires more than human nature to stand constant reminder of it. Mr. Tibbetts was a fair representative of a class of hot-heads, North and South, who were largely responsible for





the Civil War but did not do any of the actual fighting. He was oblivious of the fact that his ancestors brought sugar from the West Indies, made it into rum, took the rum to the coast of Africa and traded it off for a cargo of slaves, and then sold the slaves to the Southern planters.

Mr. Tibbetts was living in Washington in 1870, and among his neighbors was Prof. William O. Saunders, head of a division in the Department of Agriculture to which citrus fruits were assigned. Mrs. Tibbetts and Mrs. Saunders were friends, and after the removal of the Tibbetts family to Riverside a correspondence was kept up. Mr. Tibbetts located an "eightv" on the strip of government land south of Riverside which adjoined the eighty acres of T. W. Cover. Mr. Cover's brothers, Perry and Josiah, adjoined on the east. Across the road on the north from T. W. Cover's ranch, E. W. Holmes bought a place and was the pioneer in what became known as "Brockton Square," from





the fact that most of the purchasers were from Brockton, Mass. Mr. Holmes was also fully conversant with the facts herewith given and related them to me again shortly before his death.

Mr. Tibbetts was by nature disputatious and eccentric to a degree which amounted almost to insanity. He had read law extensively and was never entirely happy unless engaged in litigation. Most of his time seemed to be spent looking for trouble. He always found it, and was shot once in the left arm, over a land squabble. In his numerous law suits he was his own attorney, one reason being, perhaps, the dislike regular lawyers had of acting for him. He even appeared in argument for himself before the State Supreme Court, which he had a perfect right to do, in spite of the fact that it is tradition that a lawyer's poorest client is himself. Mr. Tibbetts reveled in legal jargon.

My recollection is now, and I am sure the records will bear me out, that for the first ten





years Mr. Tibbetts lived in Riverside, he was never without one or more law suits. He had suits about stray stock, land, water, and every conceivable subject. His land went uncultivated because he would not consent to the terms about acquiring water. He lived constantly in an atmosphere thick with litigation. His money went for necessary legal expenses. A good part of his time must have been spent composing prolix legal documents. He was, however, honest in his dealings, and was a genial companion when he could be kept from talking about his law suits. The Tibbetts lived in a plain slab house which probably did not cost more than \$500.

Mrs. Tibbetts was a motherly woman of good education who was liked by all who knew her. She was domestic and did not share her husband's love for litigation. My belief is that she was several years his senior. Both were spiritualists, both had been married before, and Mrs. Tibbetts' son by a for-





mer husband had married Mr. Tibbetts' daughter by a former wife.

About 1868 the United States Consul at Bahia, Brazil, reported that he had heard, through an American woman, of a very fine orange grown near there which was seedless. He afterward succeeded in getting some of the young trees and sent them to the Department of Agriculture at Washington. They were taken in hand by Prof. Saunders, who budded other trees from them and succeeded in getting a dozen or so of good trees. There were two localities in the United States then growing oranges successfully—California and Florida. Mrs. Saunders suggested that a couple of the young navel trees budded in the orange house at Washington be sent to her old friend, Mrs. Tibbetts, at Riverside. This was done, the two trees arrived in 1873 and were planted at the little Tibbetts home. No one can remember that they ever received any attention from Mr. Tibbetts. In all my acquaintance with Mr. Tibbetts I





never heard him mention those trees. It was fortunate that Mrs. Tibbetts was a domestic woman, otherwise the navel orange might never have been heard of. The fact has been mentioned that the Tibbetts' claim was without water, although the main canal passed over it. Mr. Tibbetts refused to buy a "water right." Water was scarce and Mrs. Tibbetts, instead of throwing her dish-water out the back door, carefully poured it around those two orange trees.

Under this good woman's loving care the trees grew and throve. They bore a few oranges in the season of 1876, and so much interest was taken by the whole settlement that quite a number of orange growers gathered at the house of George W. Garcelon to test the first navel orange. It proved to be all and more than the Consul at Bahia had claimed for it. The fame of the fruit quickly spread and buds from the two trees were soon transferred to seedling orange trees. This was first done in the nursery of Thomas





Cover by his brother, Josiah, and Samuel McCoy. It was not long before the thought of planting anything but navel orange trees was entertained by nobody, at least in Riverside.

Such in brief is the history of the Washington Navel Orange. It was estimated some years ago that this noble fruit had added a valuation of \$200,000,000 to California. That is certainly a low valuation. The estimated exportation for a season has been 50,000 carloads of 400 boxes each. These cars if stretched in a single line would reach 500 miles and would require 1000 of the largest locomotives to draw them. The boxes if laid end to end would reach half way round the globe. Riverside and Redlands are yet the largest shipping points.

It may be remarked that the navel trees sent to Florida from Washington by Prof. Saunders proved failures, the climate being unsuitable. Florida trees proved failures in California as well.





MRS. ELIZA TIBBETTS



The contest between the partisans of budded and seedling fruit kept up some years longer, but the uncertain bearing qualities of the seedling caused it to be gradually discarded. Old seedling groves have been budded with the navel. Anybody now who would plant anything else would be considered crazy. Another California variety, originated by Thomas A. Garey, was the Mediterranean Sweet, but it is in no sense a rival of the Navel, as it ripens later in the season.

For a time there was rather a warm contest over a name for the navel orange. Riverside people insisted on its being called the "Riverside Navel," but common consent at last conferred the name it now bears, "Washington Navel," out of grateful remembrance to the city where it came from and to the Father of his Country as well. During his visit to Riverside in 1903, President Roosevelt replanted one of the original navel trees in front of the Mission Inn, where it now stands.

The women of America should never for-





get Mrs. Tibbetts. She is deserving of a statue in any "hall of fame." When the time comes that the great State of California shall carve in marble and place in her beautiful state capitol statues of those who have conferred the greatest benefits on the commonwealth, a prominent place will undoubtedly be given to the mother of the navel orange—Eliza Tibbetts.

The only woman so honored thus far is Isabella the Catholic who never even heard of California; at her side stands Columbus holding a baseball, and she exhibits only a languid interest as he explains the game. This piece of art cost \$30,000 while Mrs. Tibbetts was permitted to spend her old age in poverty.

The women who came to Riverside in the early years were distinguished by those qualities which have marked the women of America from Plymouth to California. Many of them were finely educated and left comfortable homes in the East to help their fathers,





brothers and husbands in a new country, under new conditions. They soon became as well posted as the men. They took up the changed life with cheerfulness. I have seen women and girls hitch up teams, drive wagons, mowers and cultivators; any ranch girl who could not catch, bridle and saddle her own horse and mount without assistance was a curiosity. Boys and girls then thought as much of their horses as they now do of motoreycles and automobiles. Women became expert at horticulture and floriculture, and turned their knowledge to financial success.





CHAPTER XIII.

1875.

The journey from San Francisco to Riverside forty years ago was a serious matter. The present Coast line of the Southern Pacific railroad was built as far southward as Gilroy, eighty miles, and from that point there was a stage line down the coast to Salinas, San Luis Obispo, and on through Santa Barbara, Ventura and Los Angeles to San Diego, but this line was almost exclusively for the carrying of the mail and the passengers were few. Steamers left for San Diego and coast ports and were usually three days in getting to San Pedro. A small tug met the steamer about five miles off shore and landed passengers at Wilmington. The city of San Pedro was not then on the map.


The only railroad in Southern California was in operation between Wilmington and Los Angeles. At that city the traveler





bound for Riverside or San Bernardino took the stage line and rode over miles of desert wastes where now are the towns of Pomona, Ontario, Upland, Rialto and Colton. There was not a house between Rubottom's, six miles west of Pomona, to Cucamonga, and not one from the latter place to San Bernardino. In 1874, when the railroad was completed to Rubottom's (Spadra), a line of tri-weekly stages was put on direct to Riverside, and ran over about the same line now traversed by the Salt Lake road, except that the stages crossed the river at the north end of Roubidoux mountain. This stage line carried the mail and consumed two days in making the round trip—fare one way \$3.00. Freight was hauled over the same road in the large four and six-horse wagons of those days. The proprietor of the stage line was H. W. Robinson; he afterwards ran his stages through to San Bernardino by way of Riverside, thus being compelled to cross the Santa Ana river






again near Colton. It was a standing joke in San Bernardino that in the winter time, when the river was high, Robinson's tri-weekly stage line came through one week and tried to get back the next. It is unnecessary to say that there were no bridges across the river in those days.

Dr. William Craig opened the Riverside Hotel in January 1871. It was on the site of the present library building and could possibly have accommodated a couple of dozen people. Water for the hotel was hauled. This hotel was burned in 1881 and not rebuilt.

Brunn & Roe, general merchants of San Bernardino, very early opened a store, near the northeast corner of Main and Eighth streets. The lumber out of which this building was constructed was cut on the mountain north of San Bernardino and hauled to the spot by teams. All the lumber used in Riverside was obtained from the same source. Ben Borchers managed the store for Brunn





& Roe, who after a year or two, sold out to Walter Lyon and Emil Rosenthal, young men from Los Angeles. The store building was rough pine boards and battened, but the front was finished lumber with real glazed doors. Almost anything could be bought at this store, from a paper of pins on down—or up—to a bottle of whiskey.

Dr. Greves was the first postmaster and his office was in one corner of the store. About a couple of dozen small pigeonholes was all the mail needed and on the arrival of the mailbag every second day, about all of the population assembled at the postoffice and the accommodating postmaster would toss letters out into the crowd if the owner happened to be present. Dr. Greves was postmaster for over twelve years.

On the same side of the street with the store and postoffice, about 100 feet north, Adam Smith ran a boarding house and butcher shop. I do not remember that there was any other business on that block. The





block occupied by the Glenwood was vacant. To the west of that, on the Loring corner, was a small adobe building in which J. S. Loveland had a shoe shop. He died in San Diego in 1908, over ninety years of age. Somewhere in the same vicinity, Sam Alder and Frank Petchner had a blacksmith and wagon shop. Another shop was located on the southwest corner of Market and Seventh streets.

Halfway down the block, south on Market, was the office of the "Southern California Colony association." This was a neat wooden building, about 18x24 feet, lathed, plastered and painted. Here, on the day I arrived, I met Judge North and John G. North, the latter being the telegraph operator, with office in the same building. A telegraph line had been built from Anaheim to San Bernardino and Riverside was on a "loop." As may be supposed the operator was not overburdened with business. He was not paid a salary, but commissions,






which sometimes amounted to as much as \$20.00 a month. Judge North's home was at the corner of Eighth street and the canal. He had a good library, from which he loaned books to anyone.

Over on Main street, south of Eighth and near the northwest corner of Ninth, stood a small wooden building, occupied as a drug store by Hakes & Clift. There was a corral somewhere around there, but the foregoing described buildings embraced the "business part of the city." There was one saloon located near the Glenwood corner on Main and Seventh. Not long afterwards there were were several more saloons. Westward of the plaza there were a few scattering houses not to exceed a dozen.

The Congregationalists had a church two blocks north of the present Salt Lake depot. On the next block west was a small frame school house with seats for about forty pupils. Religious services were frequently held in the schoolhouse by the Methodists





and they built a small church later on the site of their present church.

The main settlement extended three miles southward and then stopped. Brockton Square was entirely unoccupied at the time I speak of. From there to Pachappa the land was all settled on and the government tract was taken up by settlers. A good many thousand orange trees had been set out, almost entirely seedlings. Scipio Craig took the first load of grape cuttings into Riverside. He got them from Don Juan Dalton's ranch at Azusa, and among the varieties was the famous Muscat of Alexandria. The grapes were mostly dried and packed in common sacks, sold the same as other dried fruit. It was not until some years afterwards that the grape growers learned to make raisins and pack them properly in boxes.

People depended for a living mostly on their trades or the means they had brought with them from the East.

A great many thousand head of sheep





were grazed on the plains east and south. On the west side of the river were a number of substantial farmers and stock raisers—Parks, Ben Ables, Jensen, Stewart and others, and these rather made light of the new settlers who were fruit farming on the desolate Jurupa mesa.

The road northward out Main street led to San Bernardino by what was known as the "Spanishtown road," as it passed through the small Mexican settlement on the south side of the river near the present county line. On this road were the ranches of Edwin Caldwell, P. M. Calef and others. George D. Carleton had a nursery about two miles north of town. P. S. Russell was also in the nursery business to the eastward of Carleton.

A few Indians, the relics of the once numerous Mission tribes, had their camps near town, and their number may have been 200. Their habitations were of the most squalid description and they seemed to have little genius for any sort of handicraft, made





no earthenware or baskets, living chiefly by odd jobs of work obtained from the Americans.

Social life was confined mostly to neighborly calls, surprise parties and occasional picnics. There were no lodges and but two organized churches, which were very slimly attended. Many of the early settlers were indifferent to religious matters. There were quite a number of Spiritualists, among them Dr. Greves. Dancing was not indulged in much and gatherings of any sort not common. Everybody was too busy at work improving their places or making a living to give much attention to anything else. They were in bed early and arose with the first streaks of light which came over the Box Spring hills. Of course the boys organized a brass band, and it played at San Bernardino during the political campaign of 1876. The ordinary mode of conveyance was the farm wagon, although there were a few buggies and family carriages. Boys and girls

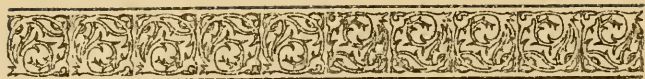




usually went riding horseback, but if they were out late they encountered trouble on reaching home. There were no roads from one part of the country to another, only wagon trails, rough and dusty in summer. A trip to San Bernardino consumed a whole day, and to Los Angeles a week.

Our sports were few. The boys used to play base ball just east of the Santa Fe depot on the Box Spring road, and there was full as much "rooting," "rag-chewing," and threats to macerate the umpire as now. Old men of 80 can tell of a game played with an implement called a hoe, shaped thus: |—. The game was to divide a 10-inch stream of water into 132 furrows, 660 feet long and get the same amount running through each without any waste. The game had fully as much exercise as golf and the further advantage of not being idiotic.





CHAPTER XIV.

A CHANGE OF OWNERSHIP.

There is no doubt but that great dissatisfaction and discouragement existed in Riverside in 1873 and 1874. The settlement had increased in numbers very slowly. A circular issued by Judge North in the former year only claims 300 people. The causes of dissatisfaction were the defective water system, and that no one could get a clear title to lands, owing to the fact that the Jurupa Rancho had not yet been patented by the government. Another thing was lack of a market. Both the evils of land and water were an inheritance from the Spanish occupation and ownership. Early settlers were not wealthy and had to have some immediate source of income in order to live. Many were dependent entirely on their trades and frequently had to go elsewhere to find work, leaving to wives and children the hard task of caring for their small ranches.





Even when something was raised and surplus had, it was often difficult to find a market. I have known a man to load a two-horse wagon and start for Los Angeles, some distant mining camp or even Arizona, in the not over-encouraging task of finding purchasers for his produce. I have referred to one man who had invested \$7,000 in his ranch; he was one of the most discouraged men I ever saw. Many had to yield to circumstances and go away. These combined with the 'knocker,' or the 'croaker' as he was then called, gave Riverside a bad name abroad. No new settlers came in from other parts of California, and few from anywhere else.

All the little communities and towns then in Southern California were antagonistic to a degree which was amusing. If the new-comer landed at San Diego he was assured that was the only place to locate, and was treated to the most doleful accounts of affairs at Los Angeles, Santa Barbara, San Ber-





nardino, Anaheim and Riverside. If he went to any of those places he heard much the same story about San Diego and every other place except the one he happened to be in at the time.

Judge North was naturally the brunt of all the complaints at Riverside. He was hampered by lack of means. Neither Mr. Stewart nor Mr. Felton would advance any more money. Land sales had almost ceased; people who had bought land and lots on time could not make deferred payments; the water system did not pay expenses.

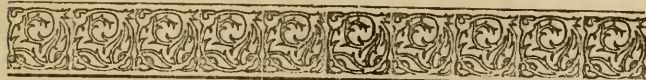
In 1874 occurred an event which changed the whole course of affairs at Riverside. S. C. Evans, a banker of Fort Wayne, Indiana, was in San Francisco; he there met Capt. Wm. T. Sayward, who had landed interests in Southern California in connection with the San Jacinto grants. Mr. Evans was not averse to changing his location, in fact that was a part of the object of his trip. Sayward got him interested in Southern Califor-





nia, they made a trip to the South, and the immediate result was the purchase by them of the "Hartshorn Tract" at \$4 per acre. The tract had no water, but filings for water to irrigate the tract were made by Sayward on the Santa Ana river below the Riverside canal. As a matter of course, a canal to irrigate the Hartshorn Tract would have to cross the Jurupa lands. Negotiations were begun with Judge North for rights of way but no satisfactory arrangements could be made. Rights of way would also have to be secured over private lands which were improved, and these would be expensive.

Sayward and Evans returned to San Francisco and saw Charles N. Felton; they found him pretty well discouraged over the situation at Riverside, and blaming Judge North. Felton listened attentively to offers for purchase of his holdings; himself and J. H. Stewart owned five-sevenths of the Southern California Colony Association. Negotiations proceeded rapidly and Mr. Felton offered to

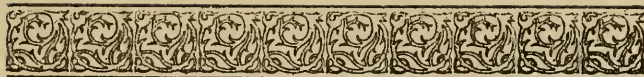




sell out for what he had put in—\$52,000. The property is now probably worth \$20,000,000. The deal was closed, but not altogether in cash. Mr. Felton took some of the Hartshorn lands, which afterwards became famous as the "Evans and Felton Tract." Mr. Stewart sold out two years later.

Mr. Evans returned East to close up his business so as to permit of his coming to California and remaining permanently. Sayward returned at once to Riverside and became manager of the Southern California Colony Association. The canal which had been commenced on the Hartshorn Tract was temporarily suspended and the Riverside canal extended from Pachappa toward Temescal Wash. A main avenue was laid out straight to the site of Corona or "Alvord," as it was then called. All of the lands which the canal covered were surveyed and streets designated every half mile; the checkerboard plan was again followed, as

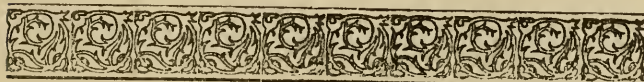




Mr. Evans was a thorough Western man and had never seen a town laid off in any other way. It was designed to sell off these lands in tracts of ten to forty acres, and as they were patented, purchasers became numerous. Many original settlers of Riverside went down to the Hartshorn lands. I think all of the tracts along Magnolia Avenue were sold off by 1876, and largely set out to trees and vines. The name "Arlington" was given to the tract in 1877 by vote of the people.

The experience at Riverside was of immense value to the first settlers on the Hartshorn lands. It had been demonstrated just what would succeed and pay; nursery stock was plentiful and cheap, and right at home. It was not necessary for the newcomer to feel his way along in the dark expensively and painfully, for by that time there were plenty of men, women and children to tell him what to do, and show him how to do it.

Unfortunately, Capt. Sayward proved




himself incapable of handling affairs at Riverside successfully. He was a man past middle life, conceited, ignorant and lecherous: was a believer in neither the honesty of man nor the virtue of woman. He scandalized the settlement by his "open and notorious" immoral life. He was slippery in his dealings, careless of the truth and uncertain generally. These characteristics of Sayward perhaps reached the ears of Mr. Evans and hastened his coming to Riverside. On his arrival he took charge of matters himself. Mr. Evans was also at that time past middle life and wore a long white beard which made him appear older than he really was. Men of his age then wore full beards and shaved the upper lip. Mr. Evans was somewhat brusque in his manner, combative in his nature and made a good many enemies. He began a more extensive advertising of Riverside, in which he was ably assisted by H. J. Rudisill, his brother-in-law, whom he made secretary of the company.



In order to handle the growing interests, it again became necessary to form a new corporation. This was called the Riverside Land and Irrigating Company, which took over all the unsold property of the Silk Center Association, the Southern California Colony Association, the canals, the irrigated Hartshorn lands and the valley lands toward Temescal Wash belonging to the San Jaento grant. The irrigating system was now sixteen miles in length, but the old Mexican system of open ditches was still adhered to because of the expense of doing anything else. At least half of the water turned into the heads of the canals was lost by evaporation and seepage.


The panic of 1873, dull times east, and the failure of the Bank of California in 1875, made it difficult for Mr. Evans to raise the large amounts of money which he required to carry out successfully his plans at Riverside. On his shoulders rested the task of furnishing the "sinews of war." While asso-





ciated with him were such heavy capitalists as Gen. H. W. Carpentier, William Alvord, Gen. C. I. Hutchinson and others, they were not putting up any money; indeed, it was understood that they were not to be called upon for any. Their stock of the new corporation was represented by unimproved lands. Mr. Evans once told me that he had personally borrowed on his own note from Gen. Carpentier the large sum of \$40,000, which went into improvements at Riverside, chiefly the construction of the lower canal and rebuilding of the old canal, as the flumes had begun to decay. Sayward had no money, and it was certainly Mr. Evans who saved Riverside from going to smash during the next few years.

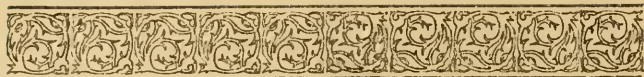
One of Mr. Evans' first acts was to take back the block which had originally been reserved for a plaza and cut it up into business lots. His excuse for this act was that the plaza had never been improved by the citizens. One of the first purchasers of a lot was





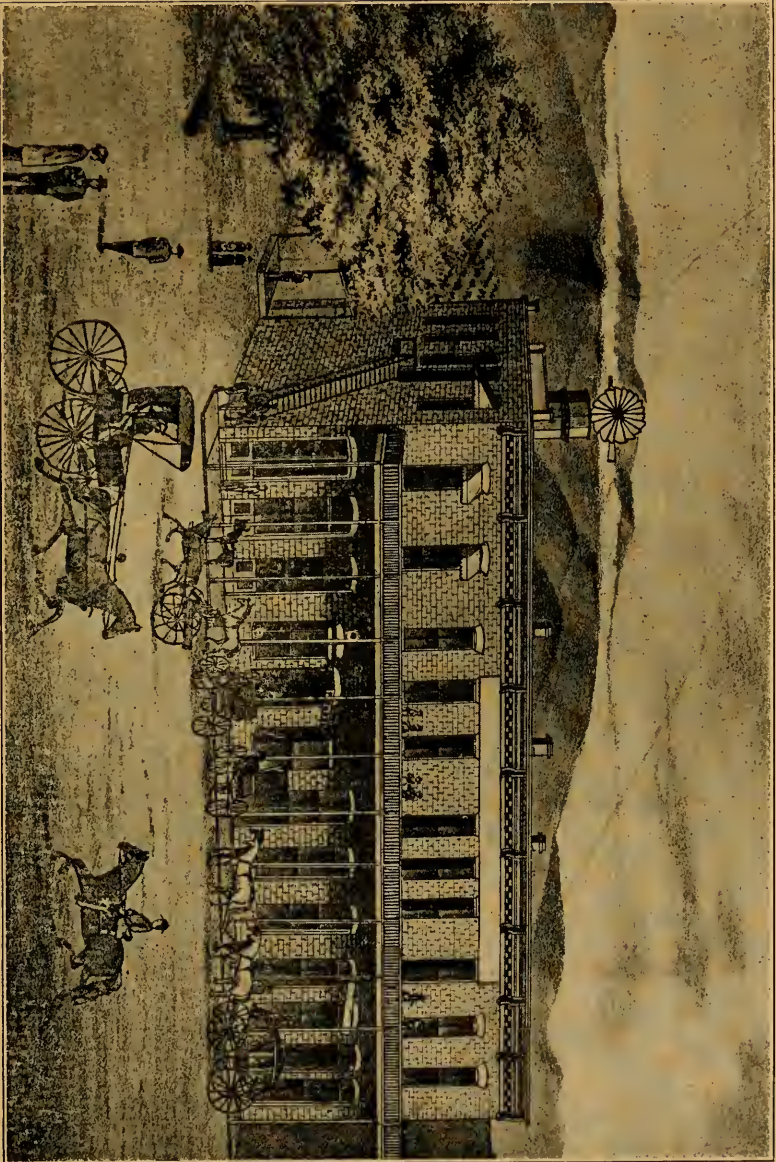
B. D. Burt, of Auburn, Cal., who bought the southeast corner and on which he erected the first brick building in Riverside. It was completed in the fall of 1875, was two stories high and cost about \$5000. He and his brother Frank opened a general store. On the north side of Burt's was a one-story brick occupied by J. W. Hamilton, as a drug store on one side and R. F. Cunningham with a small stock of general merchandise on the other side. Hamilton put in a soda fountain, and I remember once buying a small piece of ice from him at nine cents a pound. On the north of Hamilton was another one-story brick building erected by John Boyd and in which he ran a saloon for ten years or more. In 1876 Mr. Evans made an arrangement with the owners by which second stories were added to the above named one-story buildings and some more frontage added, making about 100 feet and two stories high uniform with Burt's. This made a pretentious block, and was opened as a





hotel by Cunningham & Moody. Mr. Hamilton and Mr. Moody were married to sisters of Mr. Cunningham and they were from Canada. The hotel was known as the Riverside House. Adjoining this block on the north was a one-story frame building built and occupied by Isaac Marsh as a tin shop. On the northwest corner was a two-story wooden building occupied as a saloon. This building is still standing around the corner on Seventh street. Directly opposite on Main and Seventh was a small bakery. Next south Smith's old boarding house was vacant at the time of which I write, 1878. About opposite Boyd's saloon, John Stone, also from Auburn, had a one-story brick building as a butcher shop. Lyon & Rosenthal had built a one-story brick on Main and Eighth south of Burt in 1876 in which they carried on their business. Dr. Greves went with them, taking the postoffice which now had lock and call boxes and required a space ten feet square owing to largely increased business.





A SKYSCRAPER OF 1878



Their old store diagonally across Main was vacant.

Adjoining Lyon & Rosenthal, J. H. Roe occupied a brick of one-story as a drug store. Dr. Shugart had his office here. Farther on south was another one-story brick in which during 1877 was printed the *Riverside News*. A year later Dr. C. J. Carroll had there a small store. The building in which Hakes & Clift had their drugstore was now occupied by S. S. Patton as a hardware store. On the corner of Main and Ninth Dr. Gill had a one-story residence and office. Across Ninth street from him a two-story building had been erected, designed for a lodge room upstairs and a public hall below, but it was unfinished. There was no other building on that block.

West from Lyon & Rosenthal, Nelson H. Kingsley had a barber shop in a small wooden building; next to him was an adobe building occupied as a saloon; next to the saloon Louis Rubidoux, Jr., had a livery





stable and corral, and on the corner of Market and Eighth George D. Cunningham had a blacksmith and wagon shop. Diagonally across the street E. P. Moody had a cabinet shop in a one-story adobe building.

The block on Main from Eighth to Ninth was used as a lumber yard by E. J. Davis. A sawmill had been built on the San Jacinto mountains and some lumber from there was sold in the Davis yard.

On the Glenwood block a large two-story adobe building had been built in the center of the block and was conducted as a tourist hotel by Frank A. Miller. To the west of the Glenwood, Petchner & Alder had built a new shop, and to the north of them on the corner was a livery stable kept by Newcomb & Preston. On the Main and Seventh street corner of the same block the small adobe building formerly occupied by J. S. Loveland was a Chinese laundry. Two or three one-story wooden buildings owned by Petch-





ner & Alder were between the laundry and their shop, but unoccupied.

The foregoing was the business part of Riverside in 1878. With nothing to refer to except memory, I feel reasonably certain that I have named every building from Sixth to Ninth. Dr. Craig and his wife were running the old Riverside Hotel, so that there were three hotels.

Conditions remained much the same for a number of years. New settlers were few and growth slow. In 1875, 111 votes were cast at the state election and the population of the entire colony was estimated at 600. Three years later, when the Press was established, the advertisements of S. C. Evans estimated the population at 1500, which was an over estimate, and the colony was then eight years old.

A notable event of 1878 was the arrival of quite a large party of New York City people, who bought lands in Arlington. Among them was James H. Benedict, who





built the first residence in Riverside that cost over \$10,000. The walls were made of adobe and it is still standing. The New Yorkers proved to be poor pioneers. They were typical of their kind, who constantly sigh for "dear old Broadway;" to them the world is bounded on the north by Albany, on the east by Newport, on the south by Coney Island, and the west by East Orange, N. J. All else is mere desert, wilderness and barbarism. They were not good "mixers," and soon earned the contemptuous dislike of the Westerners. They stayed only a few years and then returned to "dear old New York"—the most provincial locality in the United States and most un-American of all American cities.





CHAPTER XV.

FIRST NEWSPAPERS.

The first newspaper printed in Riverside was called the News, and began existence in November, 1875. The proprietors were Jesse Buck and Robert A. Davis, Jr., both boys being from San Bernardino. I say "boys" advisedly, as neither of them were much past twenty. The former learned his trade in the office of the Guardian, a weekly paper established in San Bernardino in 1867 by Henry Hamilton. The Riverside News was the first and only venture in the newspaper field made by the youthful proprietors. The press and type upon which it was printed were purchased from the Guardian office. The press was large enough to print one page of a five-column paper and was of a style known to the printers of that day as an "upside-down-





er." It received this queer name from the fact that the form of type when in position for printing was face down—hence the name. By considerable exertion a strong man could cause this press to print from 300 to 500 impressions per hour. It had been brought to California around the Horn in a sailing vessel and was said to have cost originally over a thousand dollars. The type had done duty a good many years. It may be easily guessed that the News typographically was not a beauty. A bound file of it is now at the Public Library. I called on the boys before the first number was issued and set a stick or two of type. At that time I was employed on the San Bernardino Times, which was then ten weeks old. A rapid machine operator would now set in four hours all the reading matter contained in the News. Buck retired from the paper after a few months and Davis ran





it alone until about the beginning of 1877. He enlarged it to seven columns folio and used a patent outside. W. H. Gould, his brother-in-law, loaned his old Ruggles hand-press and furnished a new dress of type. The paper received very slight support. After Davis quit, Gould sent two or three different printers to run the paper, but they usually spent the cash receipts for medicinal purposes. Gould finally leased the plant to H. J. Rudisill.

Mr. Rudisill was a gentleman of some means and literary tastes, but without newspaper experience. He placed a young man in charge who sailed under the imposing name of Paul B. M. Satterfield, which was not his real name, that having been discarded for reasons best known to himself. He lost no time in placing his name in large type at the head of the editorial column as

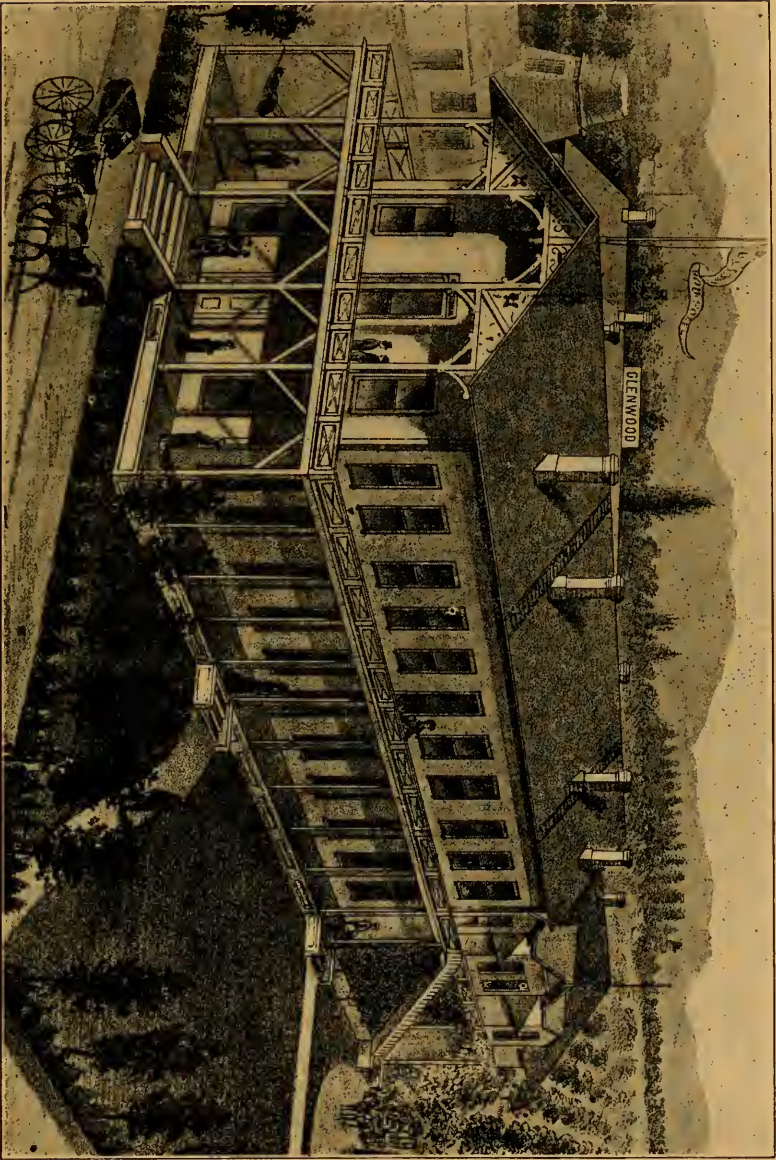




"Managing Editor." Satterfield's capital consisted of his good looks and a consuming appetite for alcoholic beverages. Mr. Rudisill bore with him awhile, but after Satterfield had drunk and gambled away an entire month's receipts—said to have been about \$37—his resignation was asked for.

I was then at my father's ranch, a "dry claim," about a mile east of Riverside, having thrown up my job at San Bernardino. Mr. Rudisill came out to see me one afternoon in April, 1877, and asked me to come down to the office and help get out that week's paper. I returned to town with him and the result was that I remained and did the work of printing the paper that summer. Mr. Rudisill was compelled to go east on business and left James H. Roe in charge as editor. Dr. John Hall occasionally helped me set type. He had learned his trade in the old country





THE WAY IT LOOKED IN 1883



and was a first class proof-reader. E. W. Holmes contributed some editorial matter. He was an accomplished printer and writer, having been in the newspaper business in Massachusetts. The telegraph operator, a gentlemen named Huyghens, of fine literary tastes, also wrote for it. Altogether the News was quite a good paper for those days. I think the circulation was about three hundred copies, subscription three dollars a year.

The office was in a one-story brick buiding about one hundred feet from the southwest corner of Main and Eighth streets; Frank Miller afterwards had a grocery in the same place. The News appeared regularly during the summer of 1877. When Mr. Rudisill returned in November he gave the lease up to Gould. The latter, however, had had enough of it before and the paper suspended for some weeks. It was recusitated by Jesse Buck





and a San Bernardino saloon keeper named Lee. Gould became bankrupt and the press and type were attached and taken back to San Bernardino. The attachment was placed in my hands by Judge Horace C. Rolfe of San Bernardino, attorney for creditors. I got the stuff without much trouble and hauled it back to San Bernardino in my farm wagon. The old "upside-downer" had previously been removed to Colton and the first number of a paper in Colton was printed on the battered veteran by Scipio Craig. A few more issues of the News, very small in size, were printed on an amateur press.

The News suspended publication in February, 1878, after a checkered existence of two years and three months under various proprietors.

The work I had done on the News, both mechanical and otherwise, had favorably im-





pressed Mr. Evans. He wished me to get a plant and begin a paper on my own account, but I frankly told him that Riverside was yet too small to afford a field for a newspaper, and advised him to buy a plant and hire a man to run it. This he positively refused to entertain, saying that he did not want any ownership or control, that it would be better for the paper to occupy an independent position. He finally said he would raise \$1500 from himself and others to purchase the necessary material, the same to be repaid by advertising and subscriptions. So certain was I that success was very remote for the new venture that I refused to take hold of it. Then George Weeks considered the matter and declined it. James H. Roe finally threw himself into the breach and said he would take it if I would agree to be its printer, to which I assented. Our calculations were that





it would take about two-thirds of my time. Mr. Evans had by this time succeeded in raising about \$700 or \$800, to which he added \$250 for the Riverside Land and Irrigating Company. I made a bill of the needed material and it arrived about June 20, 1878. John Wilbur, Sr., hauled it over from Colton as his contribution to the fund.

The first office was on the east side of Main street, about one hundred feet from the south east corner of Eighth, in a building not exceeding nine by twenty feet, constructed of rough boards. It had originally been occupied as a harness shop, but the harness maker hadn't found business enough to afford him a living and had gone. When I got the press set up its weight made the whole shack so "wobbly" that I feared it would fall down. I finally saved the whole institution and myself from coming to an inglorious end by put-






ting some blocks under those parts of the floor where the press sat. After the press was in position there was just about room enough left for two common type frames, a small imposing stone and a very small cabinet in which to keep the advertising type cases. Dr. John Hall and E. W. Holmes assisted in setting the type for the first issue, as a matter of accommodation. The paper was four pages containing seven columns to the page, the inside, or second and third pages, being printed in San Francisco—a “patent inside.” The date of the first issue was June 29, 1878.


I had considerable trouble in getting the press to work properly, as the bed persisted in striking the platen when the latter was run under before the impression was given. This had the effect of blurring the print. Finally Mr. Roe's brother-in-law, William O.





Price, who had had considerable experience with threshing machines, came to my rescue. We did not finish printing the edition of five hundred copies until nine o'clock that night, and I well remember yet how nearly dead I was pulling that old hand press all afternoon of that hot day in June. Thereafter on "press days" Mr. Roe "rolled" for me, the while keeping a lookout for customers at the store directly across the street, and whenever a pill-buyer went in Mr. Roe would skip over and wait on him. My recollections of Mr. Roe are extremely pleasant; he was a college man, a master of English and a thorough Christian gentleman.

Practising the "art preservative" in the little wooden shack proved exceedingly trying to me. In summer the heat was intense, the dust sifted through the cracks into the type boxes, and made mud out of the ink.

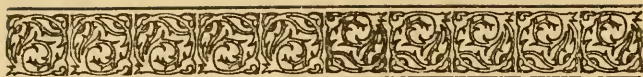




Whenever a "norther" prevailed operations had to be suspended. The office was finally moved to another wooden building where the Loring opera house now stands, which was battened on the outside and lined with cloth inside. Some Chinese laundrymen were my next-door neighbors, but we got along amicably. In the course of events this same ground was purchased by me and others and given to the Citrus Fair Association; a large wooden pavilion was erected and after its destruction by fire in 1888 the Loring was built in its place.

On the corner south was a saloon frequented by the toughest characters in the country—Mexicans, Indians, Basque sheepherders, whose flocks ranged the plains east of the town. There were then four saloons in Riverside. A strong temperance sentiment prevailed even at that time, but the

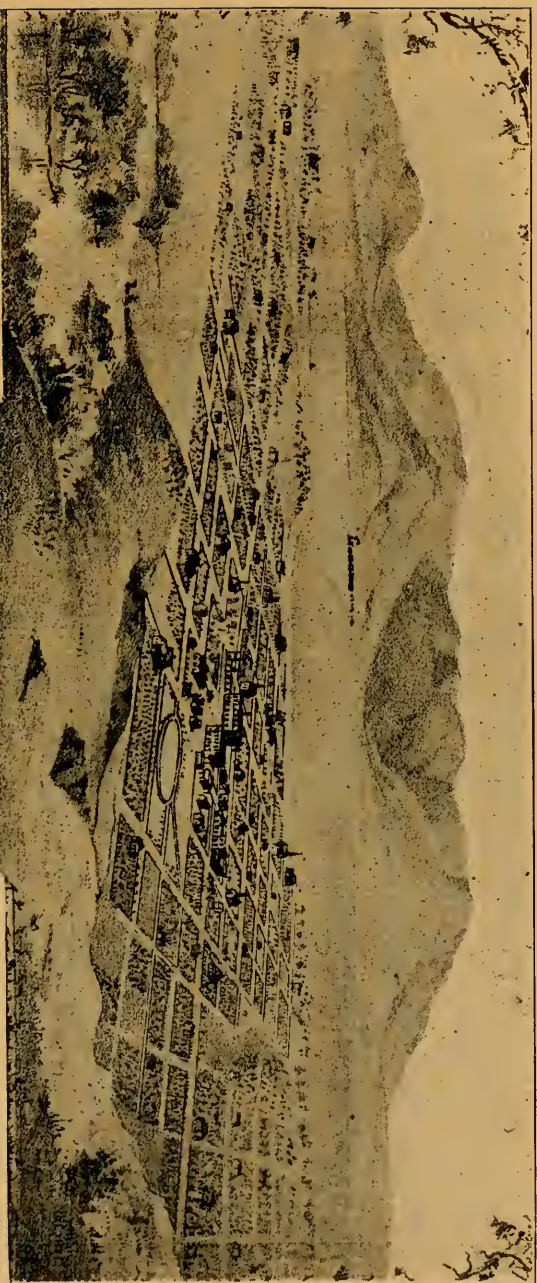




county authorities gave a license to whoever cared to pay the price, which, I believe, was five dollars a month.

Mr. Roe had an extremely difficult job on his hands. A good many knotty problems were then in the incubator upon which a newspaper could hardly remain neutral. There was a hot contest between Mr. Evans and the "government tract" settlers (of which Mr. Roe was one) over water; the question of budded and seedling orange trees was not yet settled. Bear in mind that but few oranges had yet matured in Riverside. It was also an open question as to the relative commercial merits of the orange and the raisin grape; there were warm advocates of "high pruning" and "low pruning." Just about that time also political party lines were obliterated by a fierce contention over the adoption of the present state constitution. Through all these







rocks and shoals Mr. Roe piloted the Press with skill and made few enemies. There was no lack of good material to fill the columns, and valuable contributions from others were frequent. With great impartiality Mr. Roe gave opponents a decent hearing. Mr. Evans never attempted to influence the Press in its editorial policy, but was a vigorous writer.

The growth of the paper was slow, as was the town, and for three years it never exceeded a circulation of three hundred. Its size remained the same for nearly four years.

While Mr. Roe was getting aid in the editorial department, I was equally fortunate in the composing room. Tramp printers happened along occasionally and were glad to set a few "sticks" for a meal. Not very long after the establishment of the Press an agent of a San Francisco publishing house came to town. He was a printer by trade and spent





considerable time with me, for which I was glad, as he had no objection to setting type while he was waiting. He succeeded in getting one hundred subscriptions at three dollars each as a fund for the purchase of books. This was the beginning of the public library.

The first two years of the Press were exceedingly dull ones. The growth of Riverside had almost ceased, as it was still an open question whether oranges could be made to pay. I remember well how the old settlers used to sit around and discuss in a hopeless sort of way as to whether the country ever would amount to anything. There was little produced to bring in an income, but a good many people began to come in '79 and '80, who had money, and times improved rapidly.

L. M. Holt purchased the Press of Mr. Roe in December, 1879. I think the purchase price was \$1500, of which only a small part





was cash, balance on time. Mr. Roe had been running a drug store and only a small part of his time was given to the Press. Mr. Holt had been in the newspaper business nearly all his life and was a fine example of the Western boomer. He at once commenced printing the paper all at home, moved the office to larger and better quarters on the northeast corner of Main and Eighth streets—Lyon & Rosenthal's old store,—and then began an aggressive campaign. By persistent work on his part he succeeded in doubling the circulation of the Press during the year. In the fall of 1880 we became partners, but the partnership only lasted two months. During the time we printed a small daily campaign paper which was called the Evening Republican. The only copy of this paper in existence I gave to Frank Miller, and it is now among the curios at the Mission Inn.





CHAPTER XVI

NOTHING BUT ORANGES.

As the years passed by—1877, 1878, 1879, 1880—it became more evident that the one thing to plant at Riverside was the navel orange. The lemon was still considered a good proposition, but the cold weather of the winters showed that the lemon could not stand the degree of cold which the orange was able to withstand. The lime could not stand the degree of cold that the lemon could, and became eliminated from the fruit grower's calculations.

The Southern California Horticultural Society held a fair in Los Angeles in October, 1878, at which there was quite a display from Riverside. The committee on budded oranges reported that the navel orange grown by T. W. Cover was best in every respect; rind one-eighth inch thickness, size medium, seeds none.

There were 13 plates of fruit in the first



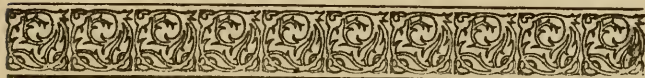



class, five being from Riverside. Shugart & Waite had navels, Cover had seedlings also, James Boyd seedlings, E. J. Davis, Du Roi—a variety which seems to have been forgotten.

At the same fair, D. C. Twogood was awarded second premium for Mexican limes; James Boyd, second best table grapes; the first premium for best raisins was divided between Geo. D. Carleton and E. G. Brown; third premium went to Chas. E. Packard, Riverside; best dried peaches, James Boyd. Raisins continued to be one of the “stand bys” for five years longer, but the returns were so poor that the raisin business was finally abandoned.

The first Citrus Fair ever held was at Riverside in February, 1879. Besides oranges, lemons and limes, a considerable number of other products were included in the exhibit and it is interesting to note a few of them:

H. M. Beers—(owner of the town block






originally planted out by Dr. Shugart) Prunes, almonds, olives, China lemon, seedling orange, lemon. His seedlings were from the tree planted in 1870, was the first in the settlement to fruit, and that season—1879—was loaded. This tree when nine years old, in 1875, bore 60 oranges; in 1878, 500; in 1879, 2000, and they sold for \$37 per 1000, or \$74 for the crop.

Dr. William Craig, proprietor of the Riverside Hotel, showed samples of port wine made at his Lugonia ranch (near Redlands) which were pronounced "very fine." No prohibitionists were on the wine committee.

S. C. Wolfskill, of Solano County, exhibited two bunches of dates from the only tree that had fruited in California. They were a great curiosity.

Two weeks later oranges were reported dull in the market (San Francisco), \$35 per 1000 being about the ruling price. Raisins were \$1.75 net per 20 lb. box.

In January, 1879, oranges 160 to 200 to






the box were \$22.50 to \$30 per 1000; next month D. C. Twogood had returns of \$3, \$4, and \$5 per 100. Taking \$3 per 100 as an average, the crop of Riverside today would, at that price, amount to \$12,000,000 to the growers.

About the same time, the Press found it necessary to answer some questions in regard to what was grown at Riverside. Good, level land, unimproved was \$40 to \$125 per acre; improved (bearing oranges) \$1000 per acre, but not many sales had been reported; town blocks (two and one-half acres) unimproved, \$500 to \$700; improved \$700 to \$3500.

Products, besides barley and alfalfa, 7000 20-lb. boxes of raisins last year; 50,000 oranges, about 400 boxes; lemons the same; limes were not salable; deciduous fruits, considerable; by which was meant some dried peaches and apricots. H. H. Beers had about this time a town block set to blackberries, and had a dryer, but the project was a failure.




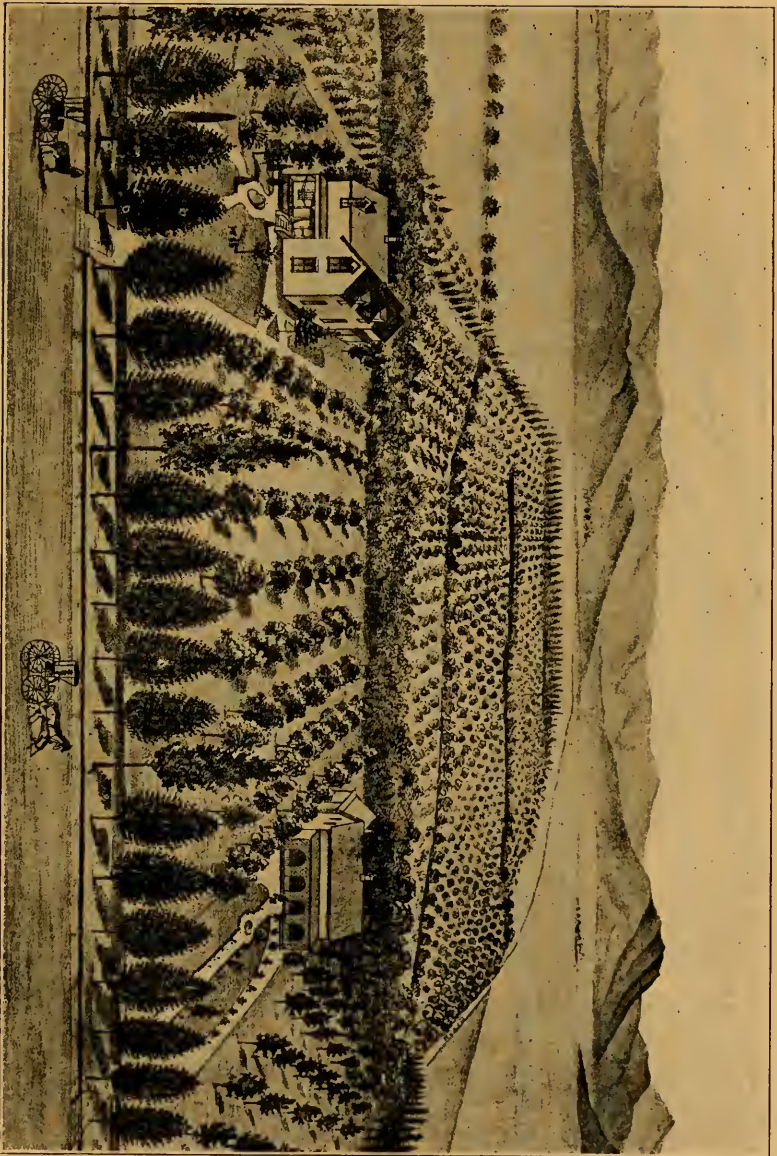


The editor (Mr. Roe) adds that wood was \$4 to \$4.50 per cord, which was cottonwood and willow cut in the river bottoms; he said he was getting so much on subscription that his back yard resembled a wood yard. The company permitted wood cutters to get fuel from the river bottoms at \$2 a cord and cut it themselves.

During the spring of 1879 Albert S. White took a "fruit tree census," which showed there were 160,000 orange trees; 235,000 lemons; 286,000 limes; 35,000 olives; 131,000 apricots; 30,000 deciduous; 221,465 vines. Reduced to acreage this would be about 1600 acres in oranges; and a total of 5000 acres planted to trees and vines. Acreage of alfalfa not given. According to testimony given in the Price suit this was about the acreage in June, 1879.

Oranges were packed unwrapped and shipped in a common freight car to San Francisco. When the Southern Pacific was opened to the East in 1881, the first rate






LOOKING NORTHWARD—1883




made was \$800 per car. The carload shipments were few. Growers packed their own fruit, hauled it to Colton in their own wagons and loaded it in the cars themselves. Those who were grape-growing and raisin making also dried their own grapes, did the packing on their own ranches, and then hauled them in their own wagons to Colton. They were also compelled by the railroad company to load them into the cars. The result of this system was that there were as many different varieties and grades of raisins as there were packers, and prices were various. The grower was frequently "skinned" by the commission men. The raisin business had its first setback about 1884. That year was a bad one on account of extremely unfavorable weather which prevailed during the drying season, the days being damp and foggy. A great many raisins about half dried on trays were finished in dryers, and the result was a very poor article of dried grape instead of a raisin. The





production had risen to over 225,000 boxes of 20 lbs. each, and the business promised to be the leading one. After 1884, however, vineyards began to be dug up, until finally few raisin grapes could be found, the ground being replanted to orange trees. After the year 1890 it is doubtful if many raisins were produced, and it will now surprise many residents of Riverside to know that their great industry of oranges was at one time surpassed by raisins. The growers had formed an association, built a large packing house and the output was uniformly graded and packed. In spite of all efforts the business proved unprofitable compared with oranges and was finally abandoned.

Another "lost industry" is the apricot. At one time the acreage in apricot trees probably exceeded 1000. In 1879 the entire crop was estimated at 70 tons, in 1881, 150 tons and 1882, 400 tons. Dr. Jarvis had the heaviest crop, 75 tons; J. B. Crawford about 60 tons, and Chaffey Bros. about 40 tons.





All these were on the Arlington tract. So rapid was the increase in production that the Riverside Fruit Company was organized to cure, pack and sell the various products, especially apricots and raisins. A large building was put up for the combined purposes of a cannery and packing house. A small cannery had been operated during the season of 1880 by the San Jose Packing Company but not to exceed 200,000 2-lb. cans were put up, chiefly apricots. This company removed to Colton the next year.

The Riverside Fruit Company handled about 400 tons of apricots for the season of 1882, both canning and drying. The output was splendid in quality. The same season were packed about 75,000 boxes of raisins. The cannery continued operations for a few years longer, but the general giving up by growers of both apricots and grapes caused the company to go out of business.





CHAPTER XVI.

"FLOATING" A GRANT.

Grants of lands were made by New Spain for three purposes; for town sites, which were called "pueblo" grants; the title to these pueblo grants was vested in the "ayuntamiento," or town council elected by the citizens, which donated or sold lots to actual residents; "mission" grants, to the Catholic church for the purpose of civilizing and converting the Indians, lands eventually to be given to them as homesteads; grants to private persons for colonization who were nominally bound to settle a certain number of families on them. This last condition was usually lost sight of, as well as dividing the Mission grants among the Indians. Town lots were given to actual settlers. There was no limit to the extent of these grants. The pueblo grant of San Diego was 30 miles long. The Mission grant of San Gabriel extended from Los Angeles to Redlands, 70 miles.





Rancho grants were on an equally liberal scale.

To obtain a grant of land, under the laws of Mexico, a petition was drawn up, giving, as near as possible, a description of the land desired; and also stating the age, nativity, and occupation of the petitioner. This petition was then forwarded to some local officer who would report upon the matter. If the report was favorable a grant would be issued. Memoranda of such action was sometimes recorded in a book kept for the purpose, but as often as otherwise it was simply filed away. Final proceedings to secure the grant consisted in obtaining the approval of the territorial deputation, and after California had become a department of the territorial assembly, this was not difficult. Upon presentation of the matter to the assembly, it would be referred to a committee, and the report of the committee having been made, upon application to the secretary, a certificate was given to the grantee.





No formal record or registration was made outside of the journals of the legislative body. Many of these journals became lost or were mislaid and when wanted could not be found. This carelessness laid the foundation for litigation which later occupied the courts of the country for many years and cost claimants immense sums of money.

No regular surveys were made under either the Spanish or Mexican governments. Juridical possession was given the grantee by the nearest alcalde or other magistrate, but the title was considered complete without juridical possession. The description and boundaries were designated by certain landmarks. This was all the law and usage of Spain or Mexico required. It made a perfect title to all intents and purposes.

There were instances where attempt was made to fix boundaries by survey, but nothing like accuracy could be arrived at through the methods employed. In such a case a riata of about fifty varas length would be






procured and this was used as a chain. Stakes would be prepared and placed in position and the surveyor, after setting his instrument, would take bearings, with some far distant mountain, hill, rock, tree or river as a landmark. He would then give command to his assistants who would start in the directions indicated, urging their horses at a rapid pace. Without pausing the stakes would be set in the ground here and there, until the line had been drawn. It was, however, only in exceptional cases that even this crude attempt at survey was made. The maps made would indicate a tree, a mountain, a river, with the number of leagues distant from each other. This method of surveying was purely Mexican; it was not the system used in Spain.*

After the American occupation of California, all private claimants under Mexican laws were compelled to prove their titles in the United States Court of Private Land


*Father Juan Caballeria: "Hist. San Bernardino Valley."

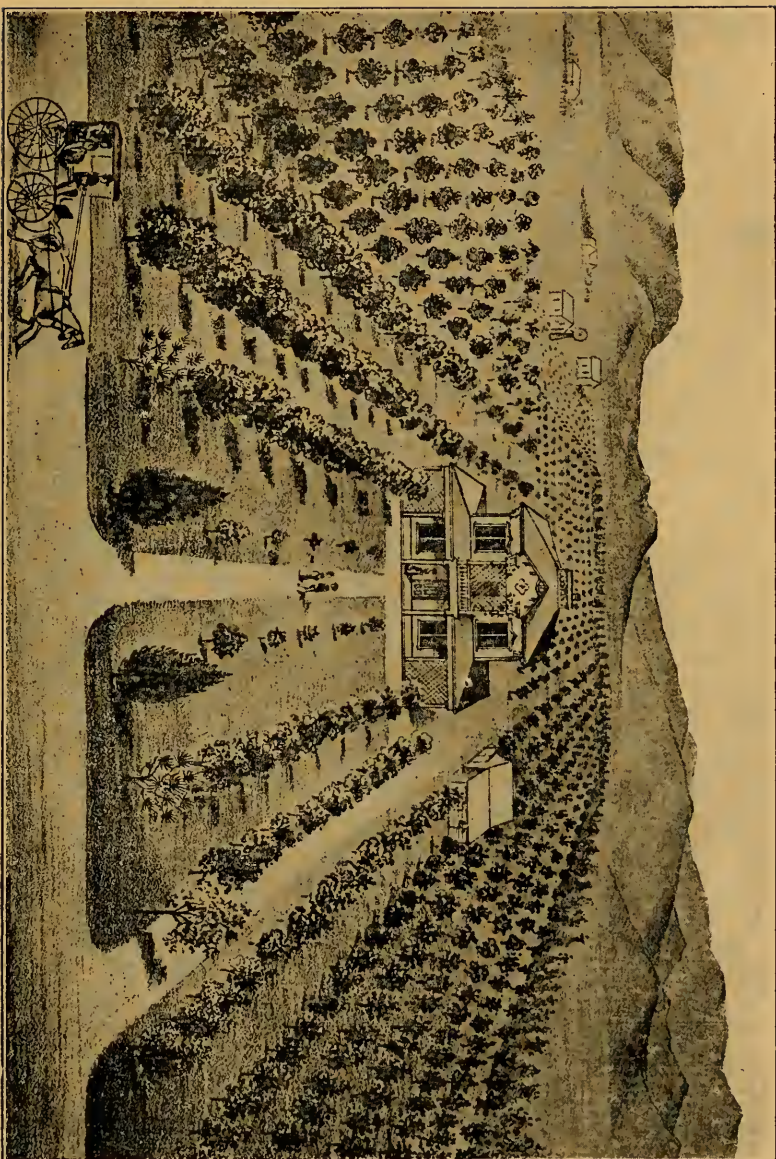




Claims. The first thing done was an official survey by the Surveyor-General of California. The survey of the Jurupa Grant was not made until 1857, ten years after the purchase by Louis Roubidoux and twenty years after the original grant to Don Juan Bandini. Roubidoux had purchased only a small part of the Jurupa Grant, and the lines of his purchase did not extend to the outside boundaries of the grant anywhere. His eastern boundary was about Main street, Riverside. Elsewhere has been noted the gift to New Mexican families by Don Juan Bandini of half a league of land at the upper end of Jurupa in exchange for which the colonists were to act as "vaqueros" for Bandini's stock and fight Indians. No surveys were made of this land, which was known as the "Bandini Donation." Each man took as much as he wished, and no records were made; there was no place or provision for records.

The survey of 1857 established the boundaries of the Jurupa, but the land court did





LOOKING WESTWARD—1883




not confirm it for years afterwards. A patent was finally issued by the President, General U. S. Grant, in 1876.

When Capt. Sayward came to Riverside in 1874 he lost no time in efforts to enlarge the boundaries of the Jurupa on the east and also to cut down the Bandini Donation. He announced early in 1875 that he had discovered the original "monument" of stones far to the eastward of Pachappa. This would have included all the lands then occupied by squatters and now under the Gage canal; he proposed to them some "equitable" terms of purchase, about \$10 an acre. This meant \$800 for an 80 acre claim—a small fortune in those days.

The squatters almost to a man resolved to fight Sayward and his scheme for "floating," as it was called. They met at my uncle James Patton's house and subscribed \$40 apiece for the purpose. Judge North was their attorney, and he also had 80 acres which would be included in the Jurupa if






Sayward successfully "floated" his line. The squatters were Dr. John Hall, E. R. Pierce, Alfred Cridge, Priestly Hall, J. W. North, James Patton, H. P. Kyes, E. G. Brown, J. H. Hornbeck, E. M. Sheldon, Fred Sheldon, James Boyd, John Wilbur D. S. Strong and Charles Wilbur, representing 1280 acres.

The hearing of the case was in San Francisco and Judge North had little difficulty in proving Sayward's claim fraudulent. The Surveyor-General's office rejected it and retained the line of 1857. Two years afterwards the squatters were made happy by an official survey of their lands and they were all given an opportunity to "file." Some of them had been on the land long enough to complete title under the homestead law.

The trouble with the Bandini Donation lasted for ten years. Sayward refused to recognize any rights under that grant, and told the settlers they must get deeds from him. The settlers, who were all Mexicans,






finally made Father P. J. Stockman their trustee. He was the priest in charge at San Bernardino and also of Agua Mansa and "Placitas del Trujillos," or Spanishtown. Stockman claimed that the Bandini Donation went as far south as the "plaza" in Riverside. He offered to quit claim town lots at \$10, \$15 or \$20 apiece, and many owners did so rather than bother with it.


The matter was finally settled in the Superior Court of San Bernardino County in 1882, Judge F. E. Spencer of San Jose presiding. It was tried before a jury, but the verdict of the jury was "advisory" only. Judge Spencer fixed the south boundary of the Bandini Donation about three miles north of Riverside, commencing at the Spanishtown flume and running thence across the river in a horseshoe shape. Witnesses were found who had built a fence in 1857 on this line, composed of willow poles driven into the ground. These poles had taken root and in the intervening twenty-five

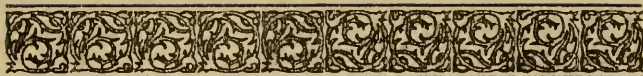




years had grown into large trees. Father Stockman was made trustee of the land awarded under the Spencer decision; he in turn was instructed to find out the extent of the homesteads of the twenty-seven claimants and deed to them individually. This was done, and the "Bandini Donation" ghost was laid along with Sayward's attempt to steal 2500 acres by "floating" the Jurupa east line.

In 1877, W. O. Price began suit against the Riverside Land and Irrigating Company to compel it to furnish water to him on the same terms as those who had bought lands from the company. Capt. Sayward had claimed that the original squatters on the government land agreed to give the company half their lands for water for the remainder. It was well known that no binding contract could be made to that effect. When squatters began to get title, the company insisted that the original verbal agreement be carried out or a cash payment be made for a water






right of \$20 an acre. The right of the government land settlers to water had already been secured to them by law, which made five years' use equivalent to a "right." The decision of the court was that the company must continue to furnish Price with water in such quantities as he desired on the same terms as to others. This case settled the trouble only as far as Price was concerned. A great many of the settlers paid the \$20 an acre demanded rather than go to law.

California adopted a new state constitution in 1879 which gave to boards of supervisors, city and town councils the power to fix water rates. As a matter of course, all water companies in the state were strenuously opposed to it. After the constitution went into effect, January 1, 1880, the board of supervisors of San Bernardino county, in which Riverside then was, fixed rates to be charged by the Riverside Land and Irrigating company. Riverside at that time had no member of the board. The






rates were fixed at figures which satisfied the water users at least.

The incorporation of Riverside in 1883 placed the complete control of the water system in the hands of users. In a year or so after that event, Mr. Evans gladly sold the entire system to a company composed of the water users. About the same time the Santa Fe railroad was built through the valley. From that date began the great growth of Riverside.

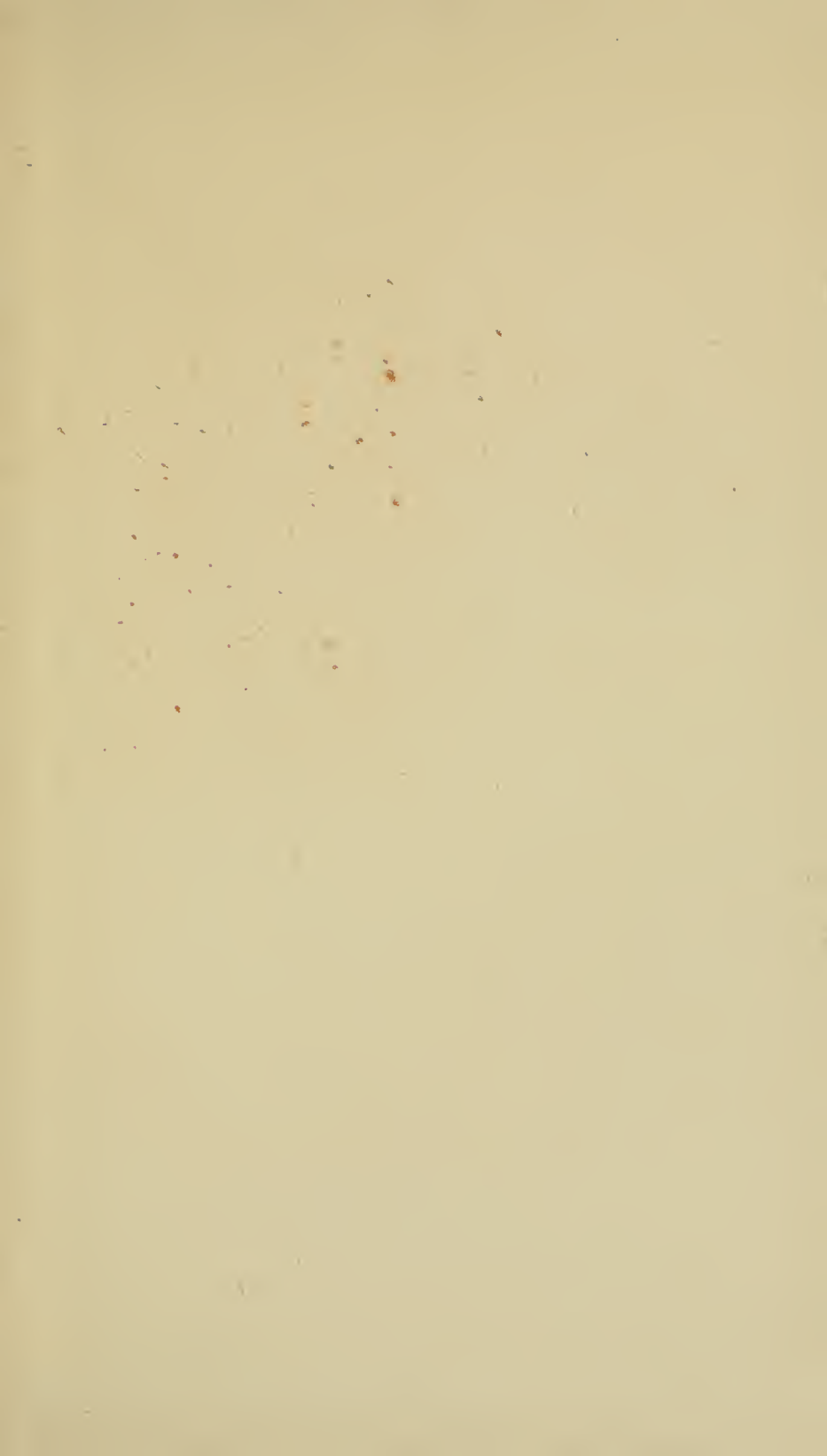
The little village numbering eight hundred people in 1883, has changed to a modern city of seventeen thousand. From the summit of Mt. Roubidoux are seen the homes of thirty-five thousand. No saloons, no slums, and plenty of genuine Christianity.

Co-operation prevails without eliminating individuality. The problems of life seem to be solved.





NOV 13 1918



LIBRARY OF CONGRESS



0 017 139 786 8

